



RE/MAX

PROPERTY HUB



32 Park Road, Harwich, CO12 3BJ

Offers over £250,000

Full of character and located close to the seafront, Cliff Park, shops and railway station, this wonderfully presented bay fronted home boasts 3 double bedrooms, 18' kitchen/breakfast room, 26' lounge/diner, family bathroom and fully enclosed rear garden. With its high ceilings and period features this property is one not to be missed!

Council Tax: B
EPC: C

Accessed via a tiled, recessed storm porch leading to:

Entrance Hall

Welcoming entrance hall with under stair storage and doors to all ground floor rooms

Lounge/Diner 25'10" x 12'2" (7.88 x 3.72)

Full of light with bay window to front aspect and a second window to the rear, attractive feature fireplace and surround, fitted wooden shutter blinds to stay at the property

Kitchen/Breakfast Room 18'0" x 10'11" (5.50 x 3.35)

Fitted with a range of wall and base units, wooden worktops, part tiled walls, spaces for appliances, with windows to the side and rear aspect and a back door leading to the garden area

Home Office/Utility Room 7'11" x 7'6" (2.43 x 2.31)

This versatile room could be transformed into a utility or downstairs shower room, home office or many other uses.....

Upstairs Landing

Long staggered hallway with large airing cupboard housing boiler, loft access hatch

Master Bedroom 16'1" x 11'0" (4.91 x 3.37)

Stunning, spacious and full of light with 3 windows, 2 to front aspect and 1 to the side aspect

Bedroom 2 11'10" x 10'10" (3.63 x 3.31)

A double room with double aspect windows to the side and rear

Bedroom 3 10'11" x 10'10" (3.35 x 3.31)

Another large double room with window to rear aspect

Family Bathroom 7'10" x 7'6" (2.41 x 2.31)

Fitted beautifully with a roll top freestanding bath, walk in shower unit, low level WC, pedestal wash hand basin and towel radiator with large obscured window to side aspect

Outside Areas:

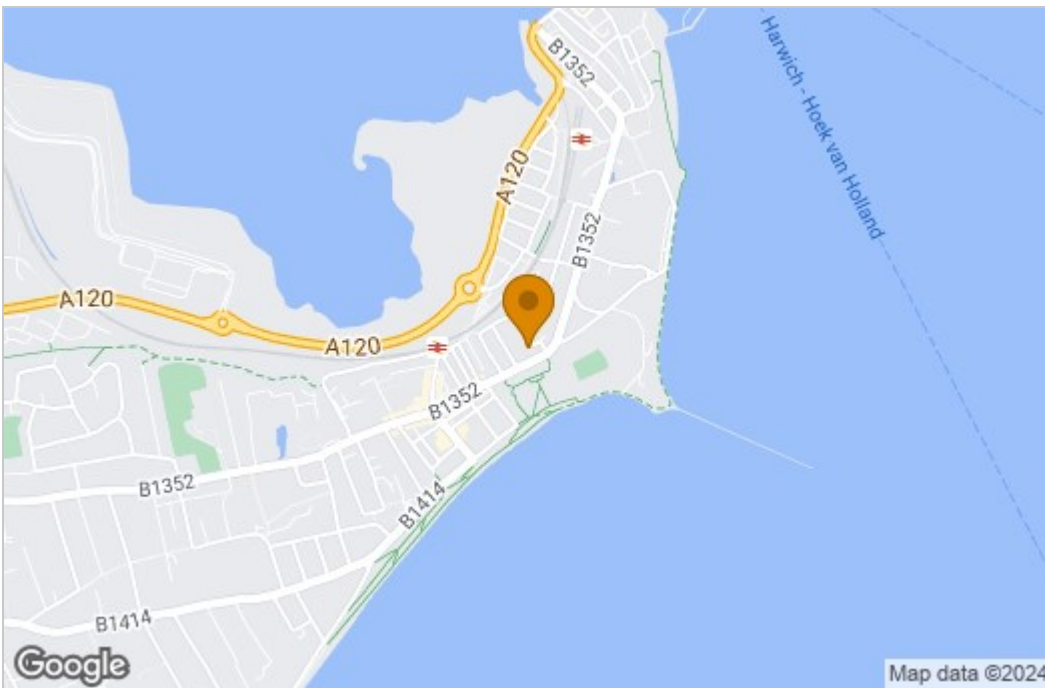
With attractive picket fencing to the front and a tiled recessed storm porch, with a further pathway and gate leading to the rear garden

The rear garden is fully enclosed and enjoys a raised decked area perfect for entertaining, a lawned area with mature bushes and shrubbery, garden shed to remain in situ

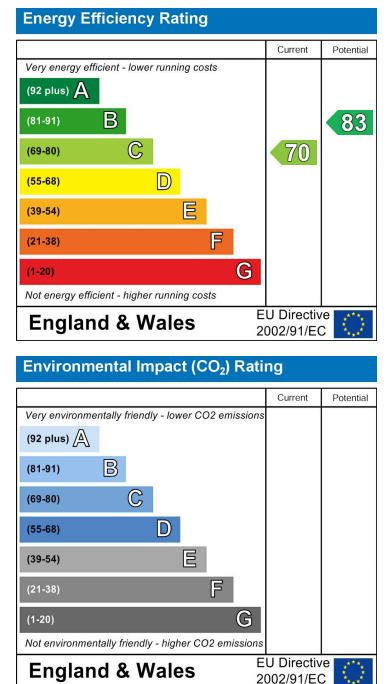
Floor Plan



Area Map



Energy Efficiency Graph



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