



# RE/MAX

## PROPERTY HUB



**42 Valley Road, Harwich, CO12 4RU**

**£240,000**

A beautifully presented home offering 2 double bedrooms, stunning kitchen/diner with integrated appliances, separate lounge, family bathroom, driveway with off road parking for 2-3 vehicles and 60' south facing rear garden

Located in a peaceful and popular location locally

Council Tax: B  
Awaiting EPC

### Entrance Hall

A welcoming entrance with under stairs storage cupboards

### Lounge 11'0" x 10'10" (3.37 x 3.31)

With bay window to front aspect and attractive ornamental fireplace

### Kitchen/Diner 18'8" x 7'6" (5.69 x 2.31)

Beautifully fitted with a range of shaker style units, butler style sink and solid oak worktops, fully equipped with built in oven, induction hob, integral fridge, freezer and washing machine, part tiled and double doors allowing natural light and access to the rear garden

### First Floor Landing:

With window to side aspect, loft hatch and doors to all rooms

### Master Bedroom 15'9" x 8'7" (4.82 x 2.63)

With 2 windows both to front aspect and storage cupboard housing boiler

### Bedroom 2 11'0" x 9'5" (3.36 x 2.88)

Another double bedroom with window to rear aspect

### Family Bathroom 7'4" x 6'5" (2.26 x 1.97)

Suite comprising panelled bath with wall mounted shower, low level WC, pedestal wash hand basin, towel radiator and obscured window to rear aspect

### Outside Areas:

The front of the property provides convenient off road parking for 2-3 vehicles

The sunny rear garden is approx. 60ft and is fully enclosed and south facing

Mainly laid to lawn with a large patio area, raised beds with mature plants and shrubs and a garden shed to remain

There is side gated access linking the front and rear of the property

# Floor Plan

Floor 0

Floor 1

**RE/MAX**  
Property Centre

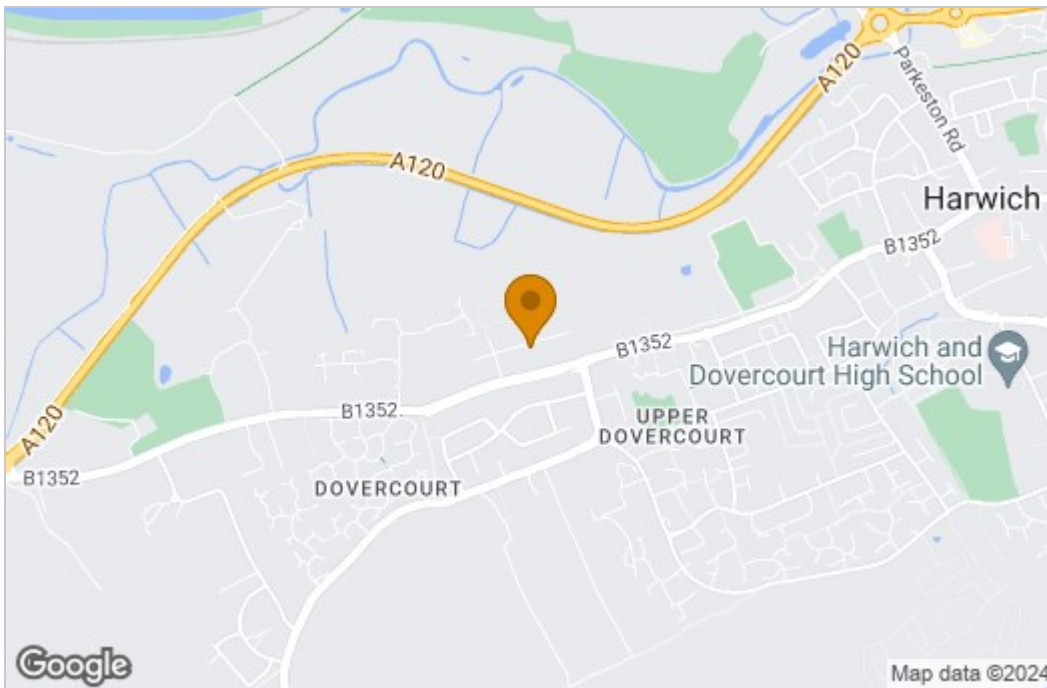
**Approximate total area<sup>(1)</sup>**  
669.55 ft<sup>2</sup>  
62.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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