



# RE/MAX

## PROPERTY HUB



**37 Princess Street, Harwich, CO12 4PF**

**£210,000**

So SPACIOUS and with STUNNING DECOR, this terraced home offers 3 great size bedrooms but the downstairs living space is the real highlight of this lovely home, with 22' lounge/diner, breakfast room/snug with log burner, kitchen, separate utility/laundry room, family bathroom and a well maintained fully enclosed rear garden with summer house/workshop. Viewing highly recommended

Council Tax: A  
Awaiting EPC (expired)

### Entrance lobby

door leading to:-

### Lounge/Diner 22'0" x 13'9" (6.72 x 4.21)

With solid oak flooring, electric feature fireplace, window to front aspect, stairs to first floor with understairs 'nook' and opening through to:-

### Breakfast room/Snug 14'4" x 10'10" (4.38 x 3.32)

With log burner, feature wall with wooden panelling and decorative tiling, storage cupboard, leads through to:-

### Kitchen 16'0" x 7'1" (4.90 x 2.18)

Fitted with a range of white high gloss wall and base units, solid oak worktops, ceramic sink/drain, breakfast bar, spaces for range style cooker, fridge and freezer, complimentary tiling, window to rear aspect and back door leading to the rear garden

### Utility/Laundry Room 7'2" x 4'2" (2.19 x 1.29)

With spaces for washing machine, tumble dryer, dishwasher and fridge/freezer, storage cupboard and door to:-

### Family Bathroom 11'6" x 6'0" (3.53 x 1.84)

Suite comprising, walk in shower, corner bath, low level WC, sink in vanity unit, heated towel radiator and window to rear aspect

### First Floor Accommodation:

#### Landing Area

Feature wall panelling, glass balustrade, access to loft and doors to all bedrooms

### Bedroom 1 14'1" x 10'8" (4.30 x 3.26)

With window to front aspect

### Bedroom 2 11'0" x 8'9" (3.36 x 2.67)

With window to rear aspect and built in storage cupboard housing combi boiler

### Bedroom 3 12'7" x 6'6" (3.84 x 1.99)

Currently used as a dressing room, with window to rear aspect

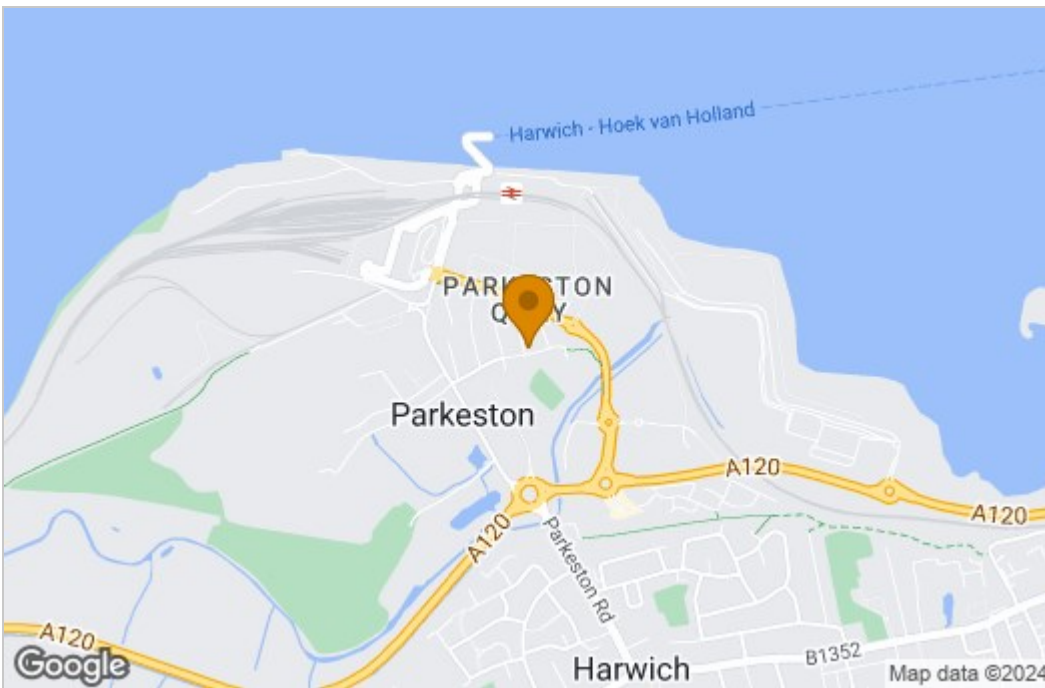
### Outside Areas:

The well maintained rear garden is mainly laid to lawn with mature shrubs and borders, with a raised decked area perfect for entertaining and a 14' summer house/workshop with electric and light connected, glazed window and glazed entrance door

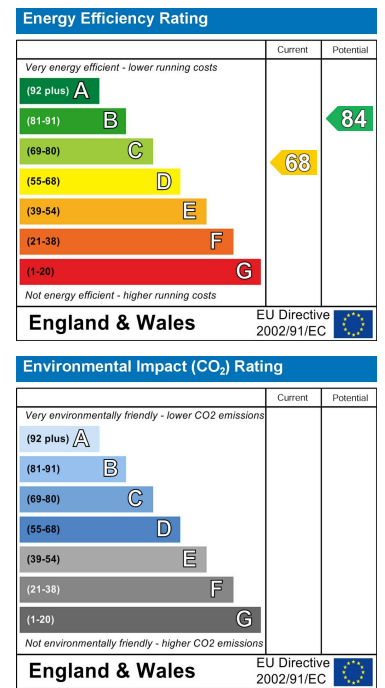
# Floor Plan



# Area Map



# Energy Efficiency Graph



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