



RE/MAX

PROPERTY HUB



5 Highfield Court Highfield Avenue, Harwich, CO12 4JG
Guide price £190,000

**** Guide Price £190,000 - £195,000 **** This immaculate one bedroom home has been completely updated by the current owner with many improvements made including new windows, kitchen, bathroom, floorings and heating and really must be viewed to fully appreciated, offering off road parking plus visitors parking plus use of the attractive communal garden area and located conveniently close to shops, doctors/hospital, beach and seafront and local schools

EPC : C
Council Tax Band: A

Entrance Hall

A welcoming Entrance Hall with window to front aspect and door leading through to lounge

Living Area

Open plan with window to front aspect, window to side and glazed door opening onto the garden area

Kitchen

Newly fitted and fully equipped with a modern range of base and wall units, built in cooker, hob and extraction, integral fridge/freezer and washing machine, stainless steel sink and drainer, fully tiled walls and with a window to side aspect

first floor landing

Airing cupboard housing combi boiler (newly installed in 2019)

Bedroom

A large double bedroom with dual aspect windows to side and rear, modern fitted wardrobes across one whole wall allowing ample storage

Bathroom

Modern suite comprising low level WC, p bath with overhead shower and glass screen, inset vanity sink and chrome heated towel radiator, with window to side aspect

Outside Areas:

There is off road parking to the front of the property with a small pathway to front door, a visitors parking space is also included in the car park to the rear.

The attractive surrounding communal gardens are mainly laid to lawn and can also be enjoyed

Floor Plan





Approximate total area⁽¹⁾
581.54 ft²
54.03 m²

(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) A | | | <div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; color: white; border-radius: 50%; display: flex; align-items: center; justify-content: center; margin-right: 5px;">87</div> </div> |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Tending,
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