



# RE/MAX

## PROPERTY HUB



## 12 Bay View Crescent, Harwich, CO12 5EG

**Guide price £240,000**

**\*\* Guide Price £240,000 - £250,000 \*\*** No Onward Chain - Situated on a generous corner plot in the village of Little Oakley, this semi-detached home offers excellent potential to extend, subject to planning permission. While it requires some modernisation, the property provides a solid foundation to create a stylish family home.

Accommodation includes a 19ft spacious kitchen/diner, lounge, three bedrooms, and a family bathroom. Wrap-around gardens surround the home, with outbuildings including a workshop and outside WC - both with power and light. Additional benefits include a garage/lock-up in a block to the rear.

This is a rare opportunity to acquire a spacious home in a sought-after village setting, with scope to personalise and enhance.

### Accommodation Comprises:

Entrance Hall

Kitchen/Diner 19'1" x 11'4" (5.83 x 3.46)

Lounge 12'5" x 11'6" (3.80 x 3.52)

First Floor Landing

Bedroom 1 11'6" x 11'4" (3.53 x 3.46)

Bedroom 2 10'4" x 10'0" (3.15 x 3.05)

Bedroom 3 8'9" x 7'10" (2.67 x 2.41)

Bathroom 7'2" x 5'6" (2.20 x 1.68)

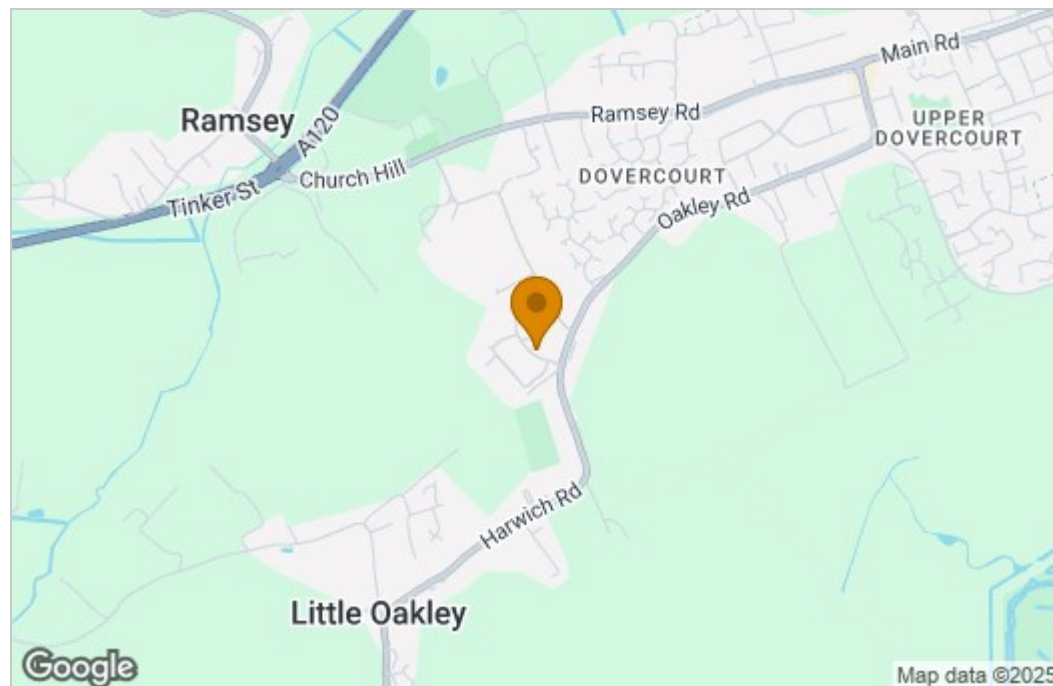
### Outside Areas:

The property sits on a substantial corner plot with wrap around gardens to the front, side and rear

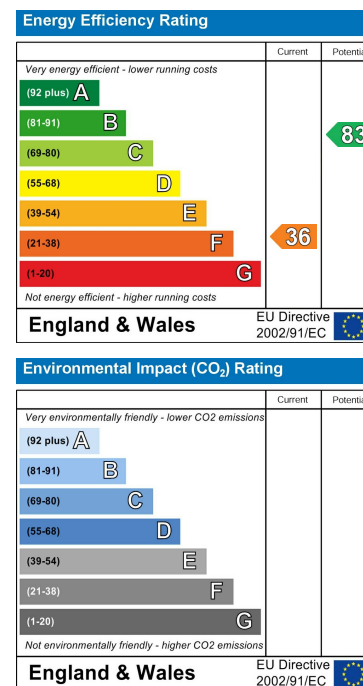
3 outbuildings including a workshop and outside WC with power & light connected

Single garage/lock up is located within a block to the rear of the property

## Area Map



### Energy Efficiency Graph



Tending,  
Tel: +44 (0) 7972 190376 Email: [mel.clarke@remax.uk](mailto:mel.clarke@remax.uk) <https://remax.uk/associates/MelClarke>