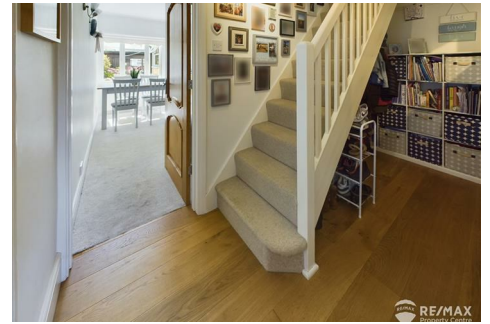




RE/MAX

PROPERTY HUB



32 Manor Lane, Harwich, CO12 4EA

Price £225,000

This semi detached home has been lovingly looked after by the current owners for many years and is beautifully presented throughout, with 2 double bedrooms and off road parking, a spacious family/dining room, separate front sitting room, well equipped kitchen, family bathroom, south facing sunny rear garden and walking distance to the beach, local shops and schooling

Entrance Hall

With under stairs recess, built in cupboard, stairs to first floor and access to lounge & family/dining room

Front Sitting Room 11'11" x 9'11" (3.64 x 3.03)

With window to front aspect and open fireplace and hearth

Family/Dining Room 13'5" x 11'11" (4.11 x 3.65)

A large 2nd reception room with window looking out to rear garden and feature fireplace, door leading through to kitchen

Kitchen 12'3" x 6'3" (3.75 x 1.92)

Fitted with a range of matching wall and base units, stainless steel sink/drainage, built in electric cooker, gas hob, extractor hood, integral fridge, freezer and washing machine, with window to rear aspect

First Floor Landing

Loft access hatch (part boarded with loft ladder), doors to both bedrooms and bathroom

Bedroom 1 13'7" x 12'0" (4.15 x 3.68)

window to rear aspect and cast iron feature fireplace

Bedroom 2 12'0" x 9'11" (3.66 x 3.04)

With window to front aspect

Bathroom 8'0" x 4'6" (2.44 x 1.39)

Fitted with a modern suite comprising panelled bath with electric shower, low level WC with concealed cistern, wash hand basin in vanity providing useful storage, fitted wall mirror, window to side aspect

Outside Areas:-

The front of the property provides an off road parking area with a side pathway leading to entrance door

The South facing rear garden is landscaped and commences with a paved patio area, established shrubs and plants, gravelled beds and flower boxes, artificial grass areas and a pathway leading to a large storage shed/workshop with power & light connected (12'9 x 7'9) which has been recently re-roofed, outside tap, outside lighting and a wooden gate allowing access to the front of the property.

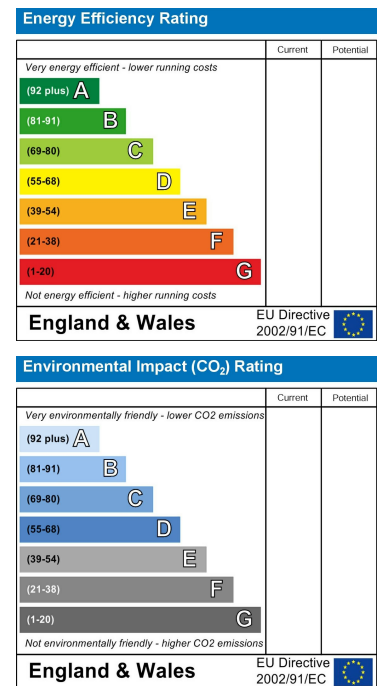
Floor Plan



Area Map



Energy Efficiency Graph



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