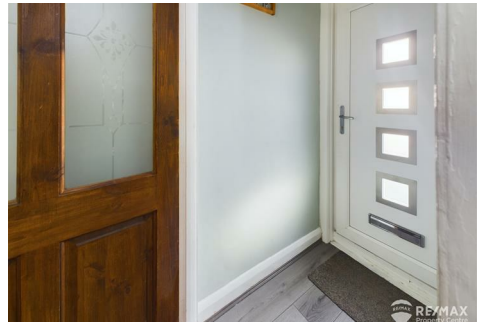




# RE/MAX

## PROPERTY HUB



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

**Price £170,000**

This 2/3 Bedroom home is nicely situated in a quiet no-through road and has seen many improvements over the years by the current owners, including recent new windows & doors, with 22' lounge/diner, kitchen, 2 double bedrooms, family bathroom and fully enclosed 40' rear garden with raised decking area.

The current owners have also utilised the loft space as extra living space

### Entrance Lobby

Newly fitted composite entrance door leading to the entrance lobby, internal door leading to:

### Lounge/Diner 22'2" x 8'6" (6.77 x 2.60)

Spacious living space with double aspect windows to front and back allowing natural light, with stairs to first floor and door to:

### Utility/Breakfast Room 11'3" x 7'8" (3.44 x 2.34)

fitted with a range of wall and base units, worktop, back door leading to garden, leads through to main kitchen

### Kitchen 8'6" x 8'0" (2.61 x 2.45)

Fitted with a range of wall & base units, ceramic sink & drainer, spaces for appliances and windows to both rear and side aspect

### First Floor Landing

Split level landing with doors to both bedrooms and bathroom

### Bedroom 1 10'11" x 9'9" (3.34 x 2.98)

With 2 x double built in wardrobes and window to front aspect

### Bedroom 2 10'10" x 8'8" (3.32 x 2.65)

With window to rear aspect and removable staircase to loft area which has been utilised as further living space

### Family Bathroom 7'8" x 7'3" (2.36 x 2.22)

Modern suite comprising 'p' bath with wall mounted shower and screen, pedestal hand basin, low level WC, fully tiled walls, heated towel radiator and window to rear aspect

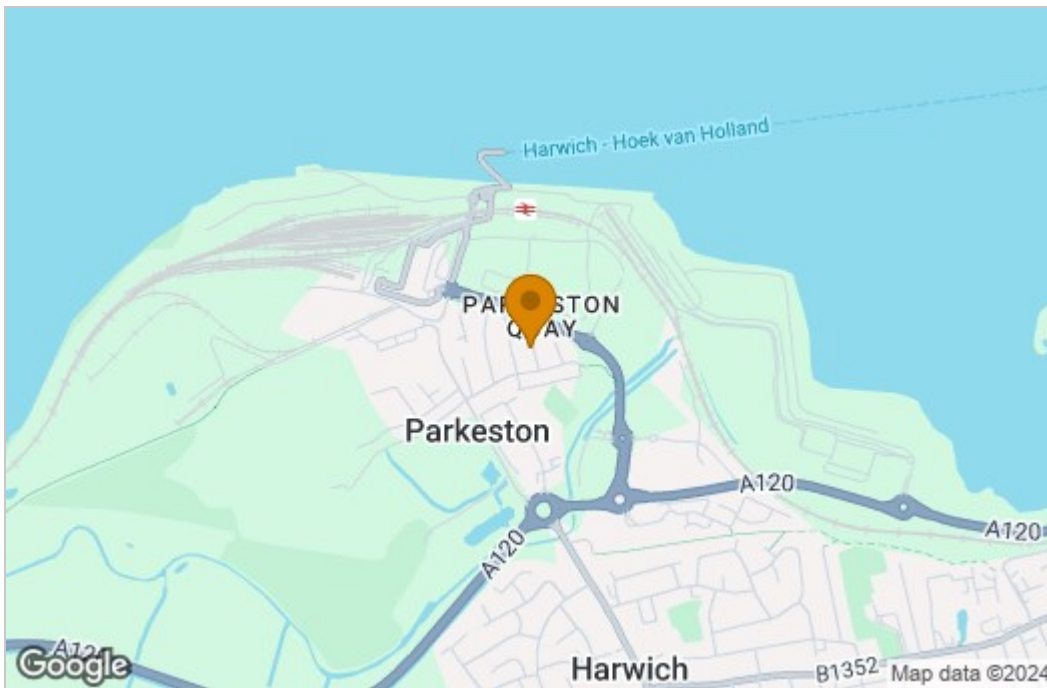
### Outside Areas:

The low maintenance rear garden is approx 40' and combines a raised decking area for entertaining and lawned area with artificial grass, wooden storage shed and gated rear access to the garden

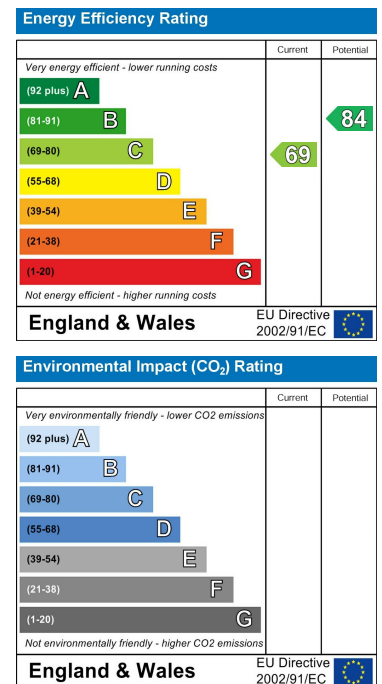
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,

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