



RE/MAX

PROPERTY HUB



12 Fronks Road, Harwich, CO12 3RH

Price £325,000

Literally a stones throw from the sea/promenade, a fantastic opportunity to purchase this Victorian terraced home with seaviews from all the front facing windows! with 4 bedrooms, front sitting room, dining room, kitchen, ground floor WC, first floor bathroom, solar panels (owned), and a courtyard style rear garden with access to the rear

Entrance

Covered entrance porch leading to:

Entrance Hall 23'4" x 4'11" (7.13 x 1.50)

With door to sitting room, dining room, kitchen and stairs to first floor

Sitting Room 12'10" x 12'2" (3.93 x 3.73)

With fireplace and tiled hearth, bay window to front aspect offering seaviews

Dining Room 13'0" x 12'1" (3.97 x 3.69)

With fireplace with wooden surround and window to rear aspect

Kitchen 16'4" x 8'9" (5.00 x 2.68)

Fitted with a range of wooden wall and base units, ceramic sink/drainers, spaces for appliances, breakfast bar, tiled splash backs, large lobby/walk in pantry area, window to side aspect and stable style back door leading to rear garden

Ground Floor WC

Low level WC, wash hand basin and obscure window to rear aspect

First Floor Landing:

Long 2 directional hallway, airing cupboard/storage, loft access hatch and doors to bathroom and all 4 bedrooms

Bedroom 1 12'11" x 12'4" (3.95 x 3.78)

With double sink in vanity unit and bay window to front aspect with seaviews

Bedroom 2 12'10" x 11'1" (3.92 x 3.38)

Built in storage cupboard, sink in vanity unit and window to rear aspect

Bedroom 3 15'8" x 8'9" (4.79 x 2.69)

With wall mounted sink basin, complimentary tiling and window to side aspect

Bedroom 4/Study 9'7" x 4'11" (2.93 x 1.52)

With window to front offering seaviews

Bathroom 8'3" x 4'4" (2.53 x 1.34)

Suite comprising panelled bath with wall mounted shower, low level WC, pedestal wash basin and obscure window to side aspect

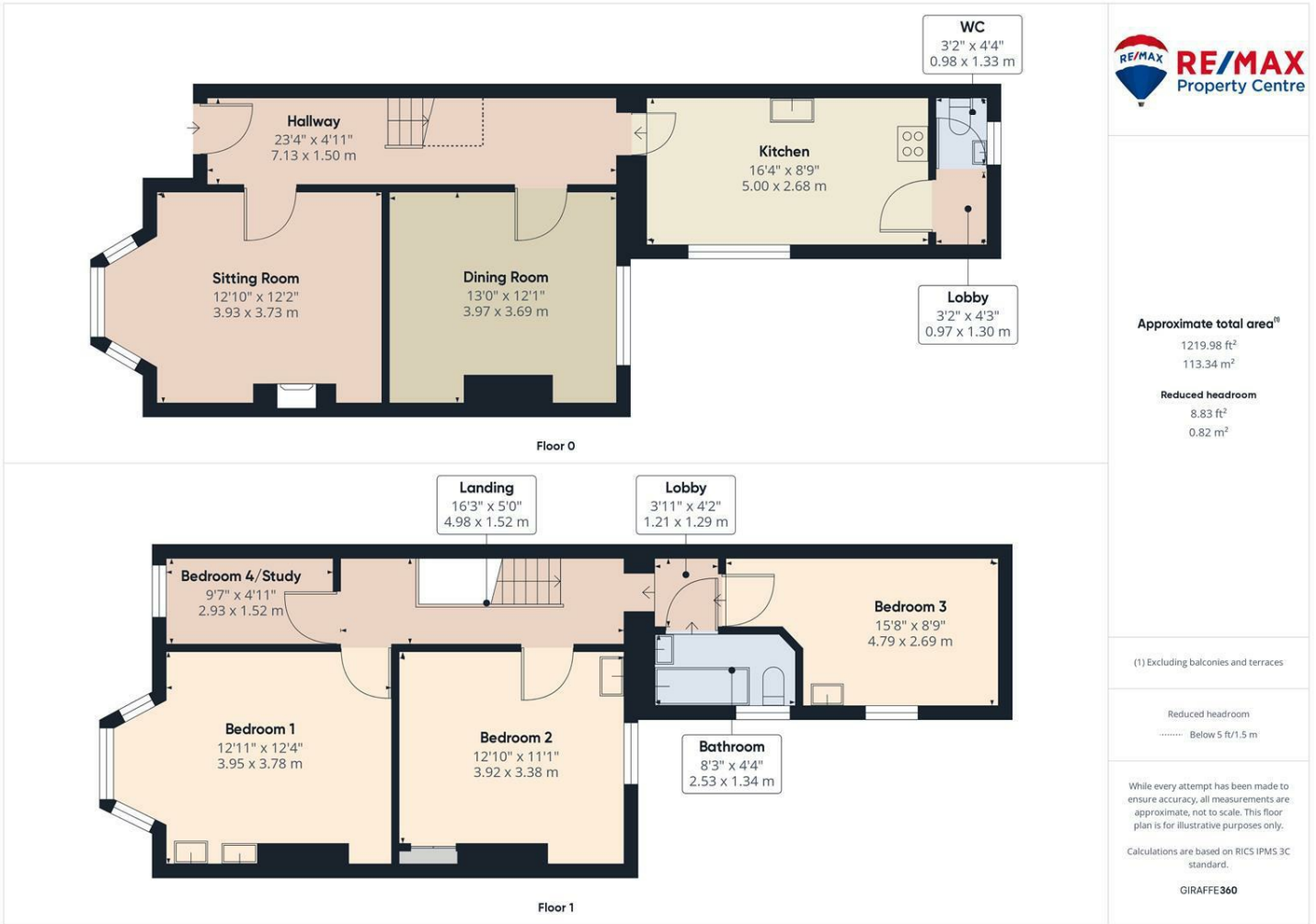
Outside Areas:

To the front of the property a small front garden behind a retaining wall

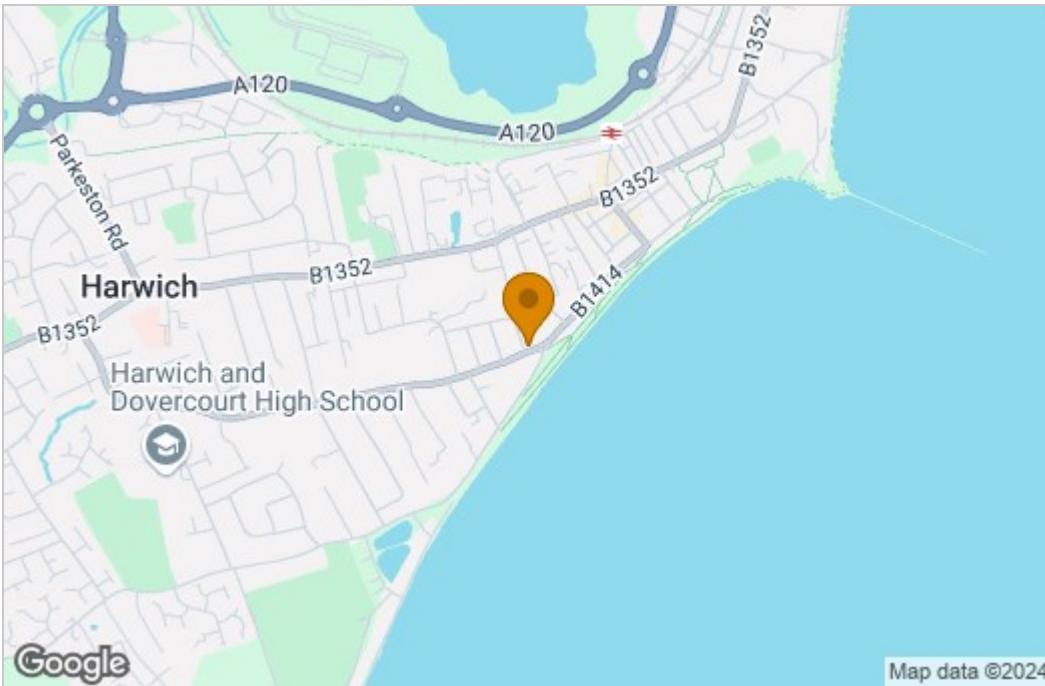
The rear garden is courtyard style with gated access to the rear of the property

Agents Note: This home has the benefit of Solar Panels (owned), gas central heating and double glazing

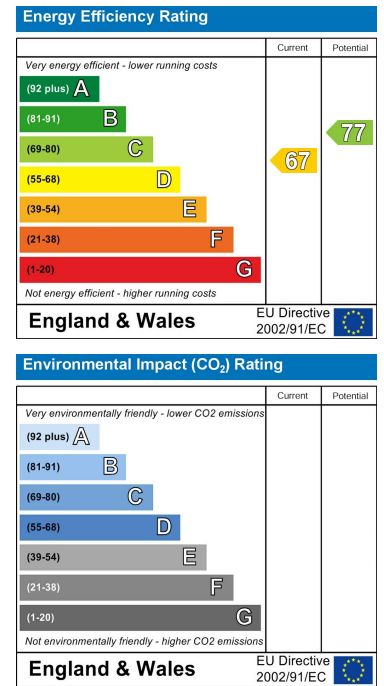
Floor Plan



Area Map



Energy Efficiency Graph



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