



RE/MAX

PROPERTY HUB



24 Kilmaine Road, Harwich, CO12 4UZ

Price £240,000

Directly overlooking the greensward, this 3 bedroom home is being sold in 'move-in' condition, as well as amazing views it offers an open plan 24ft lounge/diner, well equipped modern kitchen, bathroom, low maintenance rear garden and a single garage with parking to the rear of the home

Beautifully presented throughout!

Note: The property has just had a brand new combi boiler installed

EPC: C

Council Tax: B

Entrance Hall

UPVC Glazed entrance door, door to lounge and stairs to first floor

Lounge/Diner 23'11" x 12'8" (7.29 x 3.87)

Open plan and spacious with ample room for seating and dining table, window to front aspect and openings through to kitchen area

Kitchen 14'6" x 8'4" (4.42 x 2.56)

Fitted with a modern range of gloss wall and base units, under unit lighting, integrated electric double oven plus microwave, gas hob, splash back, extractor hood, built in dishwasher, ceramic sink and drainer, space for fridge/freezer, space for washing machine, space for tumble dryer, cupboard housing combi boiler, window to rear aspect and glazed back door to rear garden

First Floor Landing:

Airing cupboard railed and shelved, access hatch to loft

Bedroom 1 11'10" x 9'5" (3.61 x 2.89)

With triple fitted mirrored wardrobes across one wall, railed shelved and with built in drawer storage, window to rear aspect

Bedroom 2 10'7" x 8'0" (3.23 x 2.45)

With window to front aspect overlooking green space

Bedroom 3

Currently used as a dressing room, with window to front aspect overlooking green space

Bathroom

Modern suite comprising 'P' bath with wall mounted hand held shower plus fitted 'Tower' power shower with a range of settings, glass shower screen, low level WC, wash basin in vanity unit, chrome heated towel rail and obscure window to rear aspect

Outside Areas:

The front garden looks out onto the greensward, enclosed in a wooden picket fence with access gate, decked walkway to the front door, the remainder is low maintenance with laid shingle and artificial grass

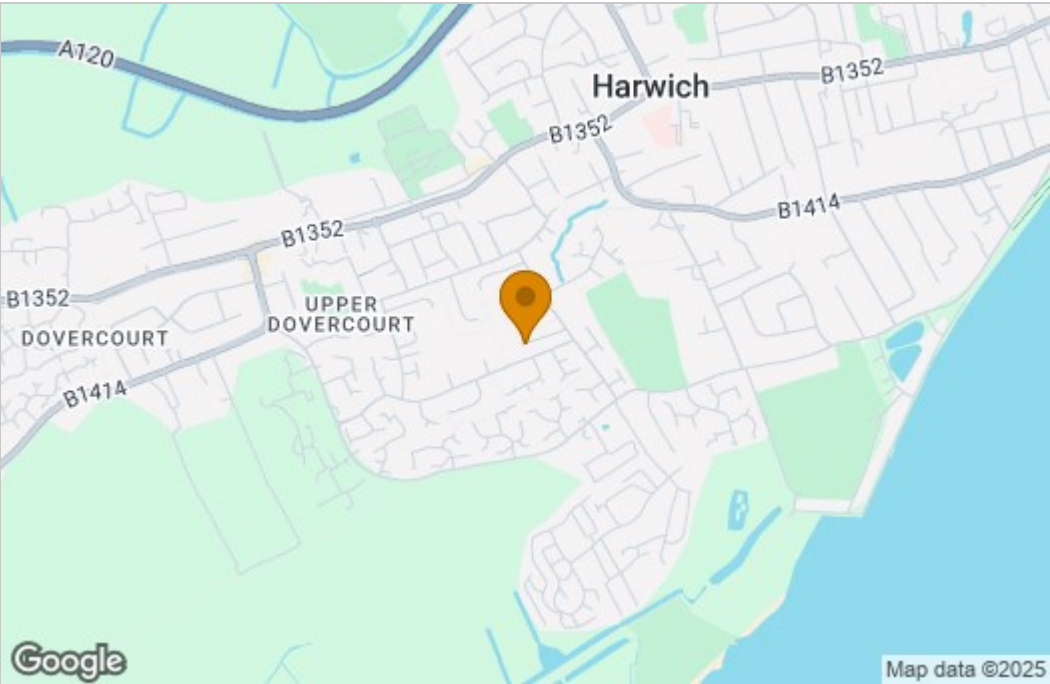
To the rear of the home the back garden is south facing and is fully enclosed with a wooden access gate, low maintenance with artificial grass, a covered paved patio area, outside tap and a path leading to the door

Parking: Single garage plus parking space is located to the rear of the property

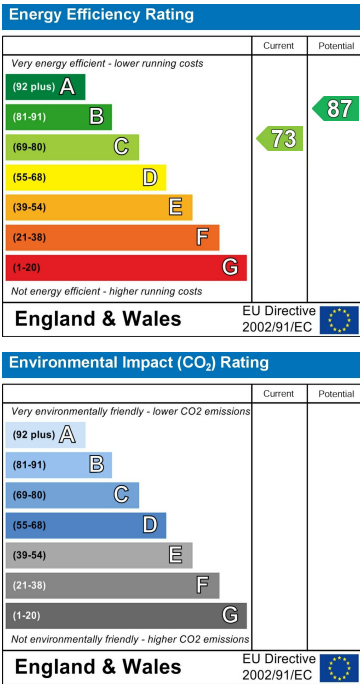
Floor Plan



Area Map



Energy Efficiency Graph



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