



RE/MAX

PROPERTY HUB



55 Fronks Road, Harwich, CO12 3RW

Price £375,000

Situated in a sought after location within close proximity of the seafront, town centre and local schooling, this 4/5 bedroom family home is versatile in layout with either 2 reception rooms or a possible ground floor bedroom, 19ft kitchen/diner with bi-folding doors to the garden, spacious lounge, utility, ground floor WC, family bathroom, single integral garage and a great sized driveway offering off road parking

Awaiting EPC
Council Tax Band: C

Entrance Lobby

Useful space for coats/shoes etc, leads through to entrance hall

Entrance Hall

With stairs to first floor and access to all ground floor rooms

Kitchen/Diner 19'0" x 12'0" (5.80 x 3.68)

Fitted with a range of wall and base units, stainless steel sink/drain, integrated eye level double oven, hob and extractor hood, spaces for washing machine and fridge/freezer, with bi-folding doors opening onto the rear garden and internal double doors to lounge

Lounge 15'7" x 10'8" (4.75 x 3.27)

With gas fire and attractive surround (not tested by agent), double doors to kitchen/diner and a large window to rear aspect

Reception Room 2 (5th Bedroom) 15'9" x 9'0" (4.82 x 2.76)

Previously used as a ground floor bedroom, equipped with kitchenette offering stainless steel sink/drain, base cupboards and space for fridge/freezer if required, window to front aspect

Utility Room

With worktop, space for tumble dryer or other appliances, door leading to integral garage

Ground Floor WC

Low level WC, pedestal wash basin, obscure window to front aspect

First Floor Landing

Doors to all 4 bedrooms and bathroom, access hatch to loft and window to front aspect

Bedroom 1 13'8" x 11'5" (4.17 x 3.49)

With window to rear aspect (seaviews) and fitted wardrobes

Bedroom 2 14'8" x 7'11" (4.49 x 2.42)

With double fitted wardrobes and window to front aspect

Bedroom 3 12'7" x 8'7" (3.84 x 2.63)

With window to rear aspect (seaviews)

Bedroom 4 9'3" x 7'9" (2.82 x 2.38)

With window to front aspect

Family Bathroom 9'0" x 7'11" (2.76 x 2.42)

Suite comprising panelled bath, low level WC, wash basin in storage vanity unit, corner shower cubicle, chrome heated towel radiator, airing cupboard housing combi boiler and window to side aspect

Outside Areas:

To the front of the property a lawn area, block paved driveway providing off road parking, single integral garage with power & light connected (personnel

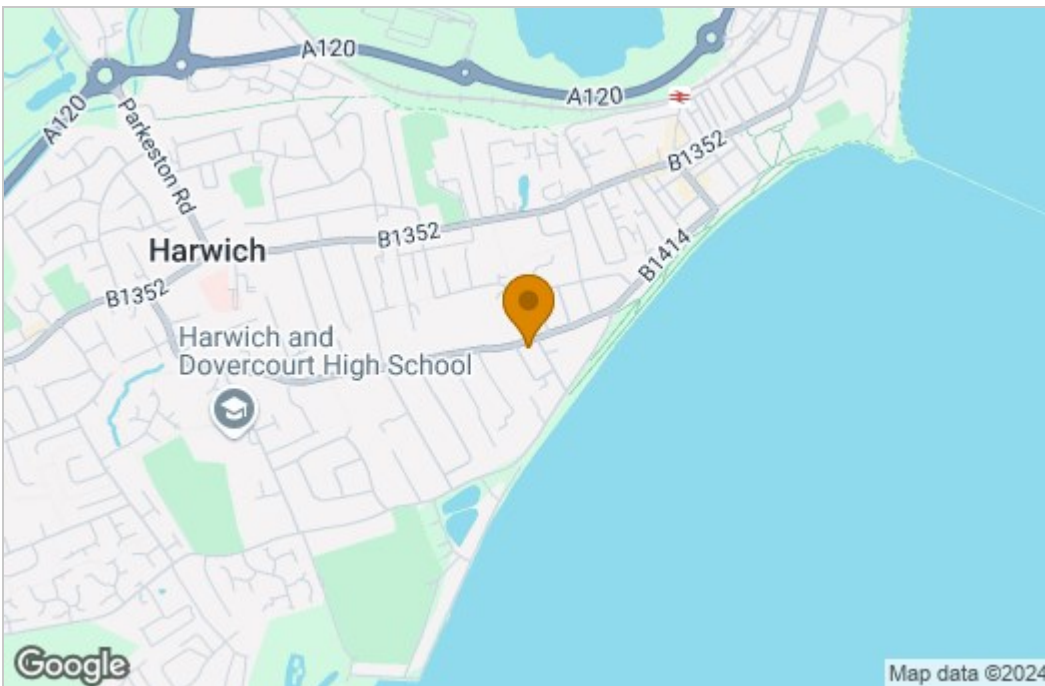
door leading to utility)

To the rear a lawn with mature borders and shrubs, plus a raised decked area perfect for entertaining, pathway and side access gate leading to the front of the property

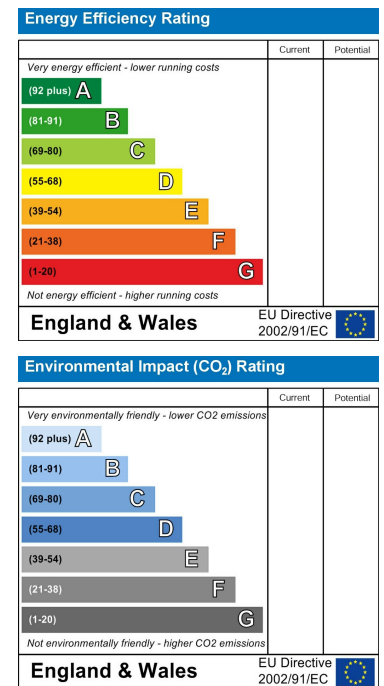
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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