



RE/MAX

PROPERTY HUB



5 Witch Elm, Harwich, CO12 4UA

Price £240,000

Located in a popular area, this well presented home offers a 24ft lounge/diner, modern kitchen, downstairs WC, 2 double bedrooms, family bathroom, well kept front & rear gardens and a great size driveway for off road parking

EPC: awaiting updated

Council Tax: B

Entrance Hall

With understairs space for storage, doors to lounge/diner, kitchen and ground floor WC

Ground Floor WC

Low level WC and window to side aspect

Lounge/Diner 24'8" x 12'0" (7.52 x 3.66)

With large window to front and double glazed patio doors leading to garden, gas fire (not tested by agent) with wooden surround

Kitchen 10'4" x 9'10" (3.16 x 3.01)

Fitted with a range of modern wall and base units, ceramic sink & drainer, spaces for fridge/freezer, washing machine, integrated eye level electric cooker, electric hob and extractor hood, window to rear aspect and double glazed door to side

First Floor Landing

with window to side aspect, doors to both bedrooms & bathroom, loft access hatch

Bedroom 1 14'10" x 9'4" (4.53 x 2.86)

With two windows to front aspect

Bedroom 2 9'10" x 9'5" (3.01 x 2.89)

With window to rear aspect

Bathroom 6'10" x 5'9" (2.10 x 1.76)

Suite comprising panelled bath with wall mounted shower, pedestal wash basin, low level WC, airing cupboard housing water cylinder and obscure window to rear aspect

Outside Areas:

The front garden is laid to lawn with a block paved driveway to the front and side providing generous off road parking

The fully enclosed rear garden is mainly laid to lawn with mature borders and shrubs, a patio area for entertaining, water butts and 3 wooden storage sheds

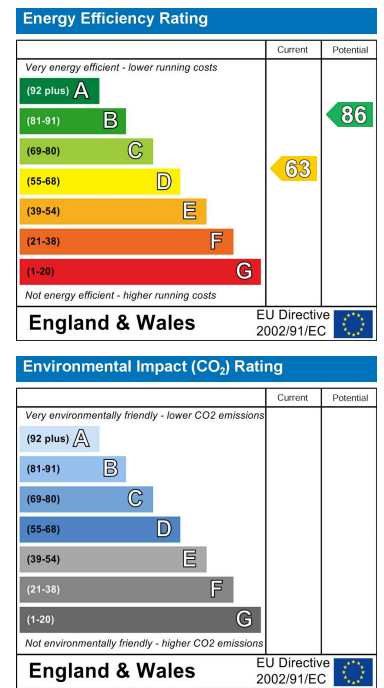
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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