



RE/MAX

PROPERTY HUB



68 Rectory Road, Harwich, CO12 5LB

Offers over £290,000

This semi-rural Character Cottage is truly unique and certainly ticks all the boxes, with 2 double bedrooms, ground floor bathroom plus upstairs shower room, newly fitted kitchen/diner with skylight, lounge with exposed beams and fireplace housing multifuel/log burner, utility area, off road parking for 2 vehicles and a beautiful un-overlooked rear garden offering views across the fields

Located in peaceful Rectory Road in the popular village of Little Oakley and surrounded by pleasant areas to walk

Entrance Porch

The property is accessed by part glazed wooden double doors leading into the porch area and wooden front door

Lounge 14'11" x 12'10" (4.57 x 3.93)

With feature brick fireplace and mantel shelf housing a new recently fitted log burner, double glazed windows to front aspect, exposed beams, stairs to first floor

Kitchen/Dining Area 19'0" x 11'6" (5.81 x 3.53)

The newly fitted kitchen with skylight is very 'in-keeping' with the charm of the home and full of natural light, fitted with a range of wall and base units, wall tiling, integrated cooker & hob, one and half sink & drainer, integrated dishwasher & fridge/freezer with window overlooking the rear garden

The dining area has a large storage cupboard, wooden 'stable door' door leading through to Lobby/utility area, back door accessing the rear garden

Utility/Lobby 9'7" x 3'5" (2.93 x 1.05)

Plumbing for washing machine & tumble dryer, worktop space, back door leading to rear garden & side access

Ground Floor Bathroom 9'5" x 6'9" (2.88 x 2.08)

Comprising a panelled bath with shower, decorative wall tiling, wash basin with vanity unit, low level WC, large storage cupboard housing boiler

Bedroom 1 11'9" x 9'7" (3.59 x 2.94)

A good size double bedroom, with window to back aspect allowing lots of natural light and stunning field views

Bedroom 2 11'4" x 11'5" (3.46 x 3.50)

A good size double bedroom, fitted wardrobes, window to front aspect

Shower Room 8'3" x 6'5" (2.53 x 1.97)

Comprising shower cubicle, low level WC, wash basin and vanity unit, large storage cupboard, loft access

Outside Areas:

There is a paved parking area to the front of the property allowing off road parking for 2 vehicles, as well as enclosed front courtyard garden.

Gate allowing side access to the property

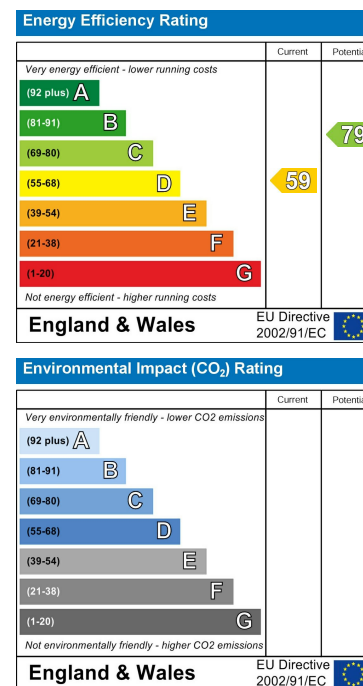
The beautiful large rear garden is fully enclosed, mainly laid to lawn with mature flower beds, paved area and offers stunning views over open fields

Note: This property is serviced by a septic tank at the rear of the property (not shared)

Area Map



Energy Efficiency Graph



Tending,
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