



# RE/MAX

## PROPERTY HUB



**10 Shaftesbury Avenue, Harwich, CO12 4BT**  
**Offers in excess of £230,000**

This extremely well presented Semi-Detached home is well placed for local schooling, town centre and railway station, with 2 double bedrooms, lounge, kitchen/diner with sliding doors overlooking the rear garden, family bathroom, a fully enclosed pleasant rear garden  
The property has been re-wired and offers double glazing and gas central heating

Council Tax Band: B  
EPC: D

### Entrance Hall

With 2 under stairs storage cupboards (one housing gas boiler), stairs to first floor and doors to lounge and kitchen/diner

### Kitchen/Diner 16'8" x 11'4" (5.09 x 3.46)

Kitchen is fitted with a modern range of wall & base units, built in electric cooker, hob and extractor hood, sink/drainage, integrated dishwasher, space for fridge/freezer, space for washing machine, with window overlooking the rear garden

Dining area has sliding double glazed doors leading out to the rear garden and patio area

### Lounge 11'3" x 10'11" (3.44 x 3.33)

With bay window to front aspect, wall mounted electric feature fireplace

### First Floor Landing

With window to side aspect, loft access hatch and doors to both bedrooms and bathroom

### Bedroom 1 11'3" x 8'7" (3.43 x 2.63)

With 2 built in double wardrobes and window to rear aspect offering estuary views

### Bedroom 2 11'3" x 9'9" (3.43 x 2.98)

With built in double wardrobe and window to front aspect

### Bathroom 7'10" x 5'10" (2.41 x 1.78)

Newly fitted with a modern suite with black/white accents, suite comprising bath with overhead shower, glass shower screen, low level WC, wash basin in vanity unit, heated towel radiator, airing cupboard housing water tank with storage space, obscured window to rear aspect

### Outside Areas:

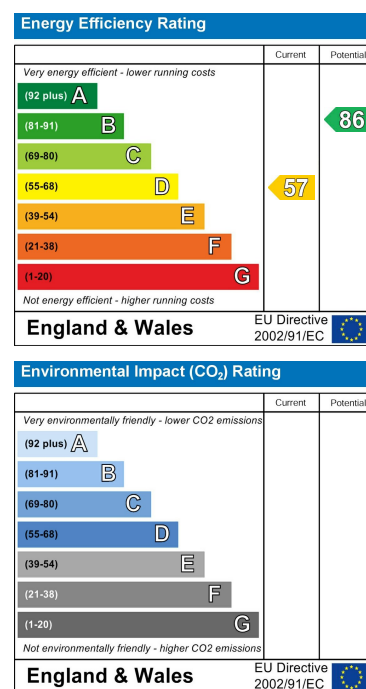
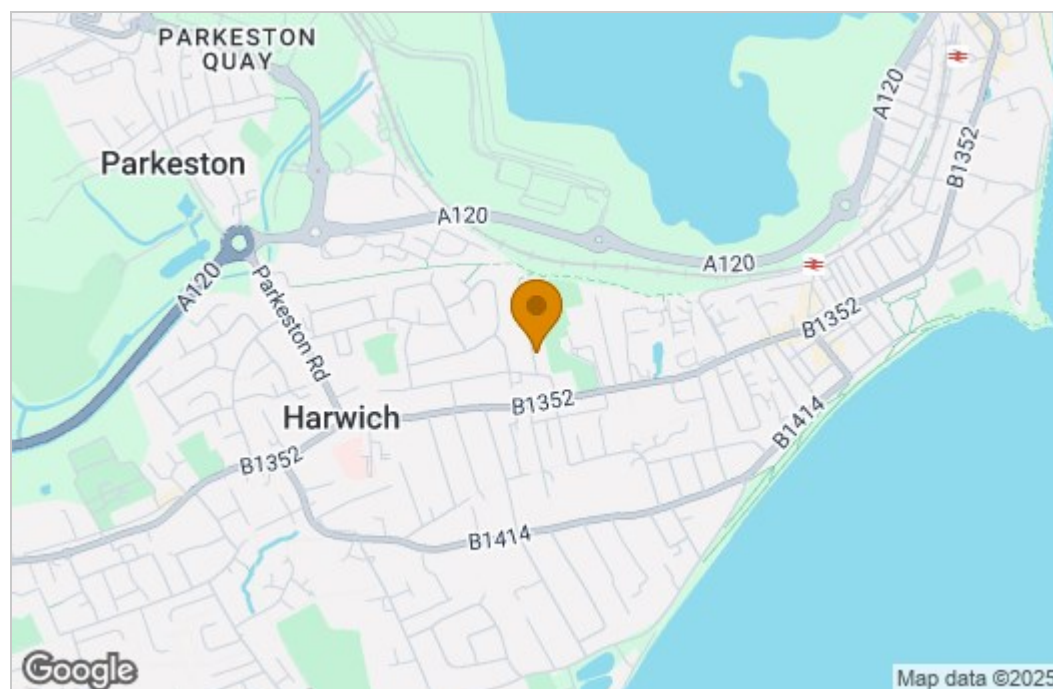
The front of the property is block paved and has the option to apply for a drop kerb to allow off-road parking, access gate to rear garden

The rear garden is fully enclosed and offers a patio area for entertaining, the rest is mainly laid to lawn with mature borders and a veg growing patch, with 2 x storage sheds, one with power and light connected

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,  
Tel: +44 (0) 7972 190376 Email: [mel.clarke@remax.uk](mailto:mel.clarke@remax.uk) <https://remax.uk/associates/MelClarke>