



# RE/MAX

## PROPERTY HUB



**7 Laurel Avenue, Harwich, CO12 4HP**

**Price £275,000**

Perfectly located close to local schools, shops and other amenities, this 3 bedroom semi detached family home is mainly open plan on the ground floor with lounge, diner, kitchen and utility, upstairs has 3 well sized bedrooms and modern bathroom. Outside benefits from a block paved driveway with off road parking for 3 vehicles and a 100ft rear garden with 2 summer houses, detached double workshop and a further storage shed (all with power and light connected)

Well presented throughout  
Council Tax Band: B  
EPC: D  
Gas Central Heating (combi boiler)  
Fully Double Glazed

#### Entrance Porch 6'0" x 2'10" (1.85 x 0.88)

UPVC entrance door and windows to both sides and front aspect, further door leading to:-

#### Entrance Hall

With stairs to first floor, door to kitchen and lounge/diner

#### Kitchen/Utility 19'6" x 10'10" (5.95 x 3.31)

Fitted with a range of matching wall and base units, one and a half bowl stainless sink/drainers, wooden worktops and breakfast bar, induction hob with extraction hood, integrated eye level double oven, integral dishwasher, integral fridge, space and plumbing for washing machine, space for under-counter freezer, wall mounted Gas Boiler (combi). With 2 windows to side aspect and door leading to rear garden

#### Lounge/Diner 19'8" x 10'1" (6.00 x 3.08)

With window to front aspect and French doors to the rear opening onto the back garden

#### First Floor Landing

With doors to all 3 bedrooms and bathroom, loft access hatch

#### Bedroom 1 13'3" x 10'7" (4.06 x 3.25)

With window to front aspect and large storage cupboard

#### Bedroom 2 12'6" x 8'9" (3.83 x 2.68)

Window to rear aspect

#### Bedroom 3 8'6" x 7'11" (2.61 x 2.43)

With window to rear aspect

#### Family Bathroom 11'4" x 4'7" (3.47 x 1.42)

Fully tiled, suite comprising 'P' bath with wall mounted shower, pedestal wash basin, low level WC, heated towel rail and opaque window to front aspect

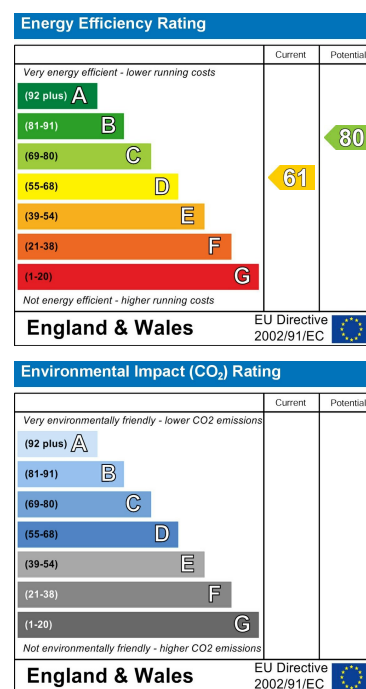
#### Outside Areas:

The front of the property benefits from a block paved driveway allowing off road parking for 2-3 vehicles, side gated access to side and rear

The rear garden is over 100ft, mainly laid to lawn with mature bushes and shrubs, 2 patio areas, 2 summer houses both with power and light connected, storage shed and a double garage/workshop to the rear of the garden with power and light connected



## Area Map



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