









# 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/drainer, 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 undercounter 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)

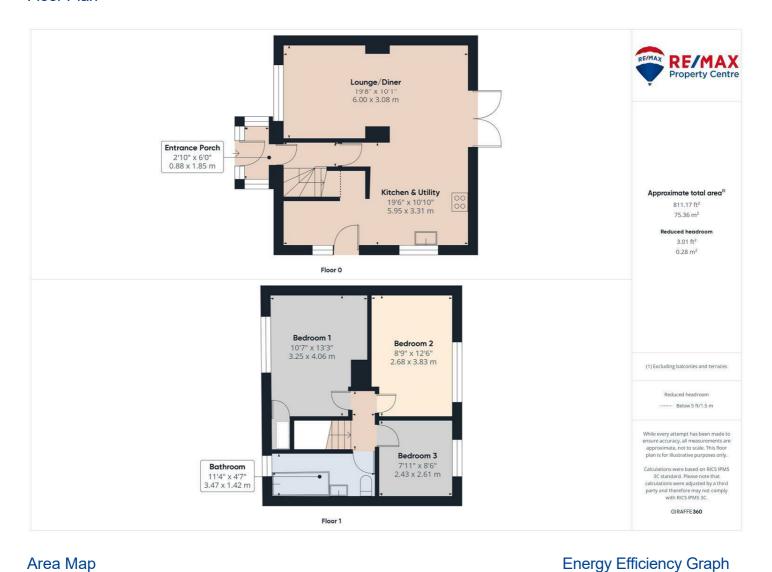
Fully tiled, suite comprising 'P' bath with wall mounted shower, pedestal wash basin, low level WC, heated towel rail and opaque window to front aspect

#### **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 over100ft, mainly laid to lawn with matures 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

## Floor Plan



# Area Map

#### A120 (92 plus) A A120 В 80 61 A120 B1352 Harwich Not energy efficient - higher running costs B1352 **England & Wales** EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating B1414 B1352 Harwich and Dovercourt High School (92 plus) 🔼 (81-91) B B1352 UPPER DOVERCOURT DOVERCOURT (39-54) B1414 Coople **England & Wales** Map data @2025

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