



RE/MAX

PROPERTY HUB



4 Pelham Close, Harwich, CO12 4UR

Auction Guide £170,000

**** FOR SALE BY MODERN AUCTION ****

Available with NO ONWARD CHAIN, this charming semi detached bungalow offers 2 double bedrooms, kitchen/diner, lounge, bathroom, front and rear gardens, garage and is well presented throughout!

Located in a popular residential area

Council Tax Band: C
EPC: D

Gas Central Heating
Double Glazing

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Entrance Hall

UPVC entrance door, doors to both bedrooms, bathroom and lounge, airing cupboard, access hatch to loft space (part boarded)

Lounge 17'10" x 12'2" (5.46 x 3.71)

With windows to rear aspect looking out to rear garden

Kitchen/Diner 16'10" x 8'2" (5.15 x 2.49)

Fitted with a matching range of wall and base units, complimentary wall tiling, extraction hood, spaces for cooker, fridge/freezer and plumbing for washing machine, windows to both sides and rear aspects, space for dining table, back door leading to side and rear garden

Bedroom 1 14'0" x 10'7" (4.27 x 3.23)

With window to front aspect

Bedroom 2 10'1" x 9'8" (3.08 x 2.97)

With window to front aspect

Bathroom 7'0" x 5'4" (2.15 x 1.65)

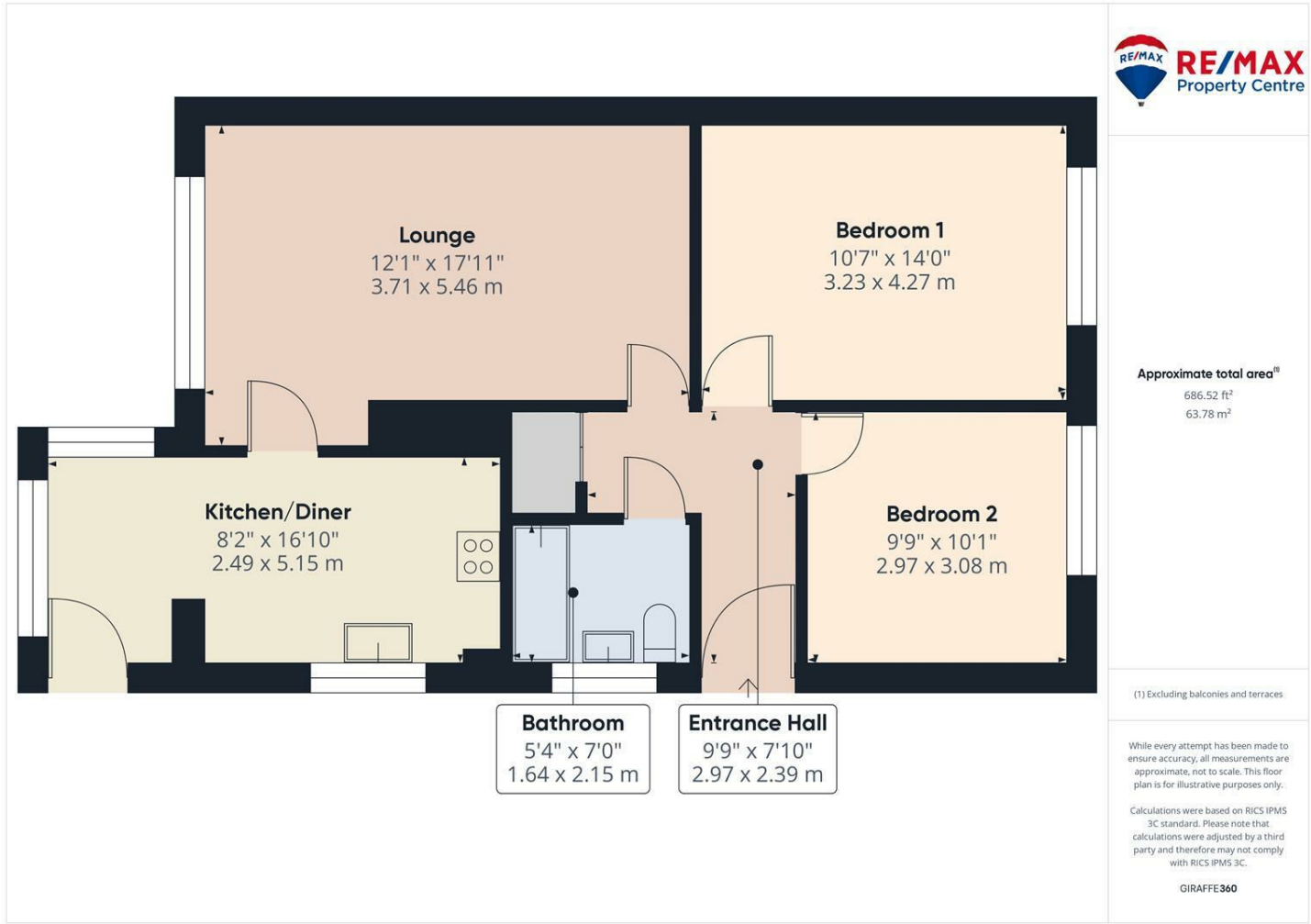
Modern suite comprising:- panelled bath with wall mounted shower, pedestal wash basin, low level WC, heated towel radiator and opaque window to side aspect

Outside Areas:

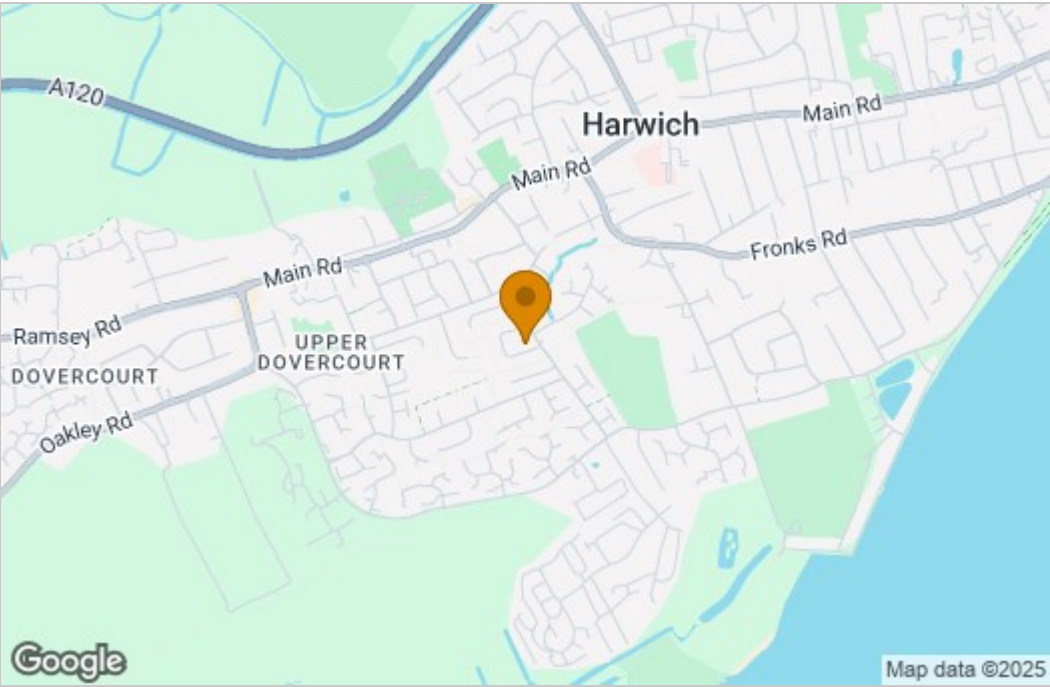
The front garden is laid to lawn with access path to the side of the home

The rear garden is mainly laid to lawn with 2 paved patio areas, single garage accessed from the rear with personnel door, back access gate

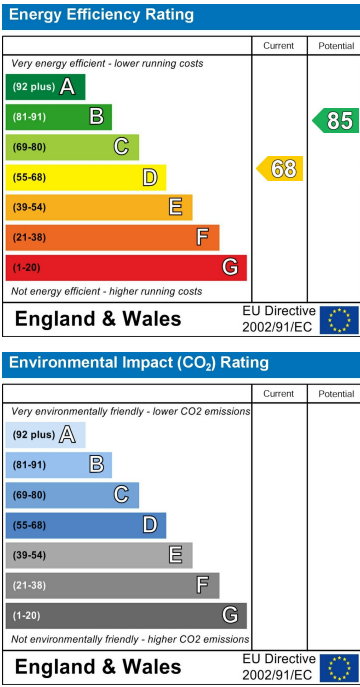
Floor Plan



Area Map



Energy Efficiency Graph



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