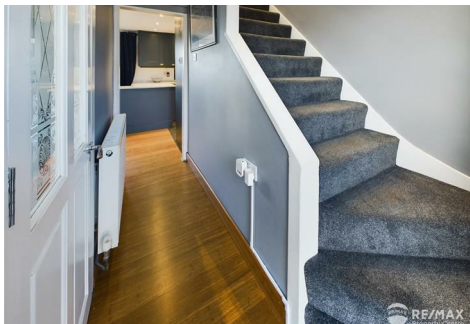




RE/MAX

PROPERTY HUB



6 Laurel Avenue, Harwich, CO12 4HP

Offers over £260,000

**** No Onward Chain **** Conveniently located close to local schooling and shops, this well presented semi-detached home offers 3 bedrooms, kitchen/diner, lounge, ground floor WC and first floor bathroom. Outside benefits from driveway with parking for up to 3 vehicles and a large rear garden which backs on to a playing field (can be accessed by gate)

With potential to extend STP - Architectural drawings for a 4m square + 2m sq extension for the rear of the house have been previously drawn up and consent was granted

Council Tax Band: B
EPC: D

Entrance Hall

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

Kitchen/Diner 21'3" x 10'2" (6.5 x 3.12)

Fitted with a modern range of wall and base units, double sinks/drainers, built in double oven, integrated hob/extractor hood, breakfast bar, spaces for washing machine & tumble dryer, space for fridge/freezer, under stairs storage space, windows to side aspect, back door to rear garden

The dining area has french doors to the rear garden, log burner and built in fish tank inset to the wall

Lounge 10'3" x 8'11" (3.13 x 2.73)

with window to front aspect, fish tank inset to wall and log burner

Ground Floor WC

With pedestal wash basin and low level WC

First Floor Landing

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

Bedroom 1 13'5" x 8'4" (4.09 x 2.55)

Window to front aspect, built in wardrobes and built in storage cupboard

Bedroom 2 12'6" x 8'10" (3.82 x 2.71)

Window to rear aspect

Bedroom 3 8'4" x 7'10" (2.56 x 2.39)

Window to rear aspect

Family Bathroom 8'4" x 4'7" (2.56 x 1.42)

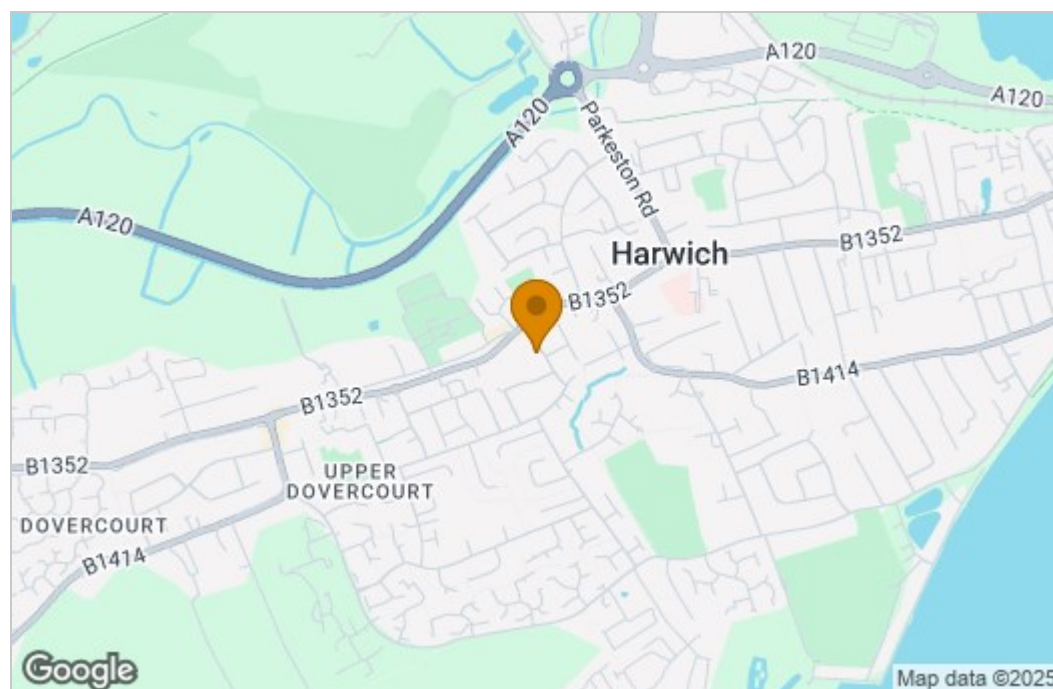
Suite comprising corner bath with wall mounted shower and screen, sink in vanity unit, low level WC, heated towel rail and opaque window to front aspect

Outside Areas:

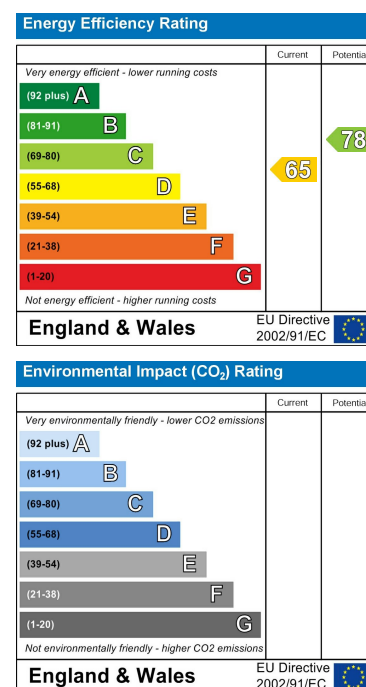
To the front of the property a driveway allowing off-road parking for 3 vehicles

The large rear garden is mainly laid to lawn with patio area, tiered and fenced garden pond, the rear of the garden backs onto a playing field

Area Map



Energy Efficiency Graph



Tending,
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