









39 Balton Way, Harwich, CO12 4UP Price £275,000

This Extended Semi-Detached home has seen many improvements by it's current owners including a recently fitted kitchen with central island and open plan lounge/diner/family room, installation of a combi boiler, re-wiring and new composite front door

With 3 great size bedrooms, bathroom, front and rear gardens, garage in a block to the rear allowing off road parking

Located in a popular, peaceful residential area with no passing traffic

Heating: Gas central heating (combi boiler 2-3 years old)
Council Tax Band: C
EPC: C

Entrance Hall

New composite front door with glazed panels either side, under stairs storage cupboard, door to kitchen/living area and stairs to first floor

Open Plan Living Area

Spanning approx. 30 feet this bright spacious living area incorporates kitchen, dining and lounge space

The newly fitted kitchen boasts a central island with integral hob, storage and wine cooler, the electric oven, washing machine and dishwasher are built in, space for fridge/freezer

The dining area has plenty of space for a table and chairs, with window to rear aspect and a back door leading to the garden

The lounge area has large window to front aspect

First Floor Landing

With window to side aspect and doors to all 3 bedrooms & bathroom, loft access hatch (partially boarded)

Bedroom 1 11'6" x 11'0" (3.53 x 3.37)

With window to front aspect

Bedroom 2 11'1" x 10'0" (3.38 x 3.06)

Window to rear aspect, airing cupboard

Bedroom 3 6'11" x 5'10" (2.11 x 1.78)

Window to front aspect

Bathroom 7'0" x 5'4" (2.14 x 1.65)

Suite comprising panelled bath with wall mounted shower, shower screen, pedestal wash basin with vanity storage, low level WC, extractor, opaque window to rear aspect

Outside Areas:

The property benefits from both front and rear gardens, the front garden is laid to lawn with a path to entrance door

The rear garden is mainly laid to lawn and fully enclosed, a concrete patio area, external lighting and gated rear access to garage/parking

The property has a single garage in a block to the rear with off road parking for one vehicle in front

Floor Plan



Area Map

(92 plus) A A120 В 83 B1352 Harwich 69 B1352 B1414 B1352 Not energy efficient - higher running costs **England & Wales** EU Directive 2002/91/EC B1352 UPPER Environmental Impact (CO₂) Rating DOVERCOURT DOVERCOURT B1414 (92 plus) 🔼 (81-91) (39-54) Coople **England & Wales** Map data @2025

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Tendring,

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