



# RE/MAX

## PROPERTY HUB



**39 Balton Way, Harwich, CO12 4UP**

**Price £275,000**

This Extended Semi-Detached home has seen many improvements by its 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:

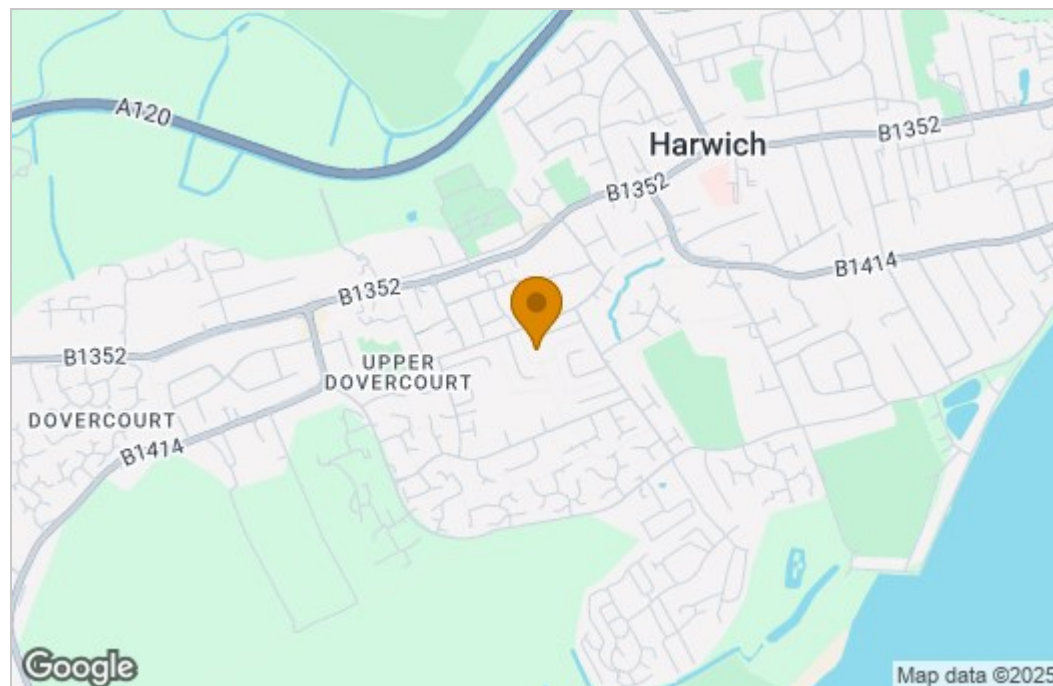
The property benefits from both front and rear gardens, the front garden is laid to lawn with a path to entrance door

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

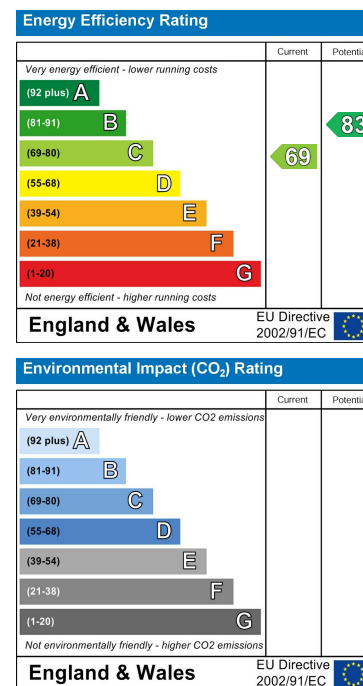
The property has a single garage in a block to the rear with off road parking for one vehicle in front



## Area Map



### Energy Efficiency Graph



Tending,  
Tel: +44 (0) 7972 190376 Email: [mel.clarke@remax.uk](mailto:mel.clarke@remax.uk) <https://remax.uk/associates/MelClarke>