



# RE/MAX PROPERTY HUB



RE/MAX  
Property Centre



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

**Price £245,000**

This extended semi-detached home has been thoughtfully improved by the current owners and is beautifully presented throughout. Recent updates include a stylish fitted kitchen with central island, an open-plan lounge/diner/family room, a new combi boiler, re-wiring, and a modern composite front door.

The property offers three generously sized bedrooms, a family bathroom, and both front and rear gardens. A garage located in a nearby block provides additional off-road parking.

Set in a peaceful and popular residential area with no passing traffic, this home combines modern upgrades with a convenient and family-friendly setting.

Heating: Gas central heating (combi boiler approx. 2–3 years old)

Council Tax Band: C

EPC Rating: 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

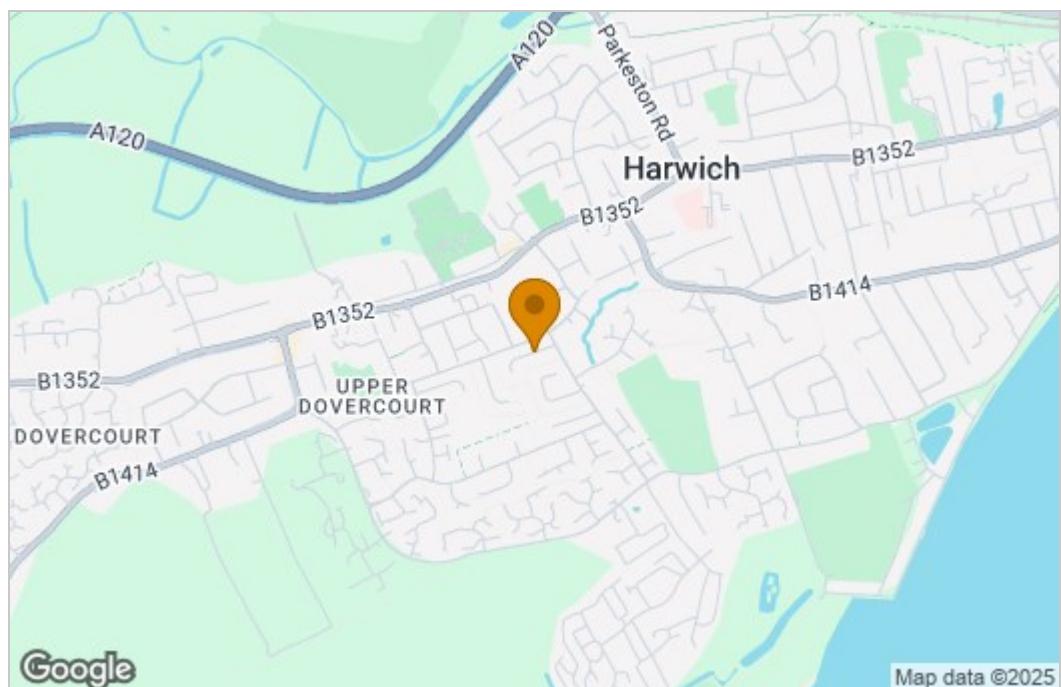
The rear garden is mainly laid to lawn and fully enclosed, a concrete patio area, external lighting and gated rear access to garage/parking

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

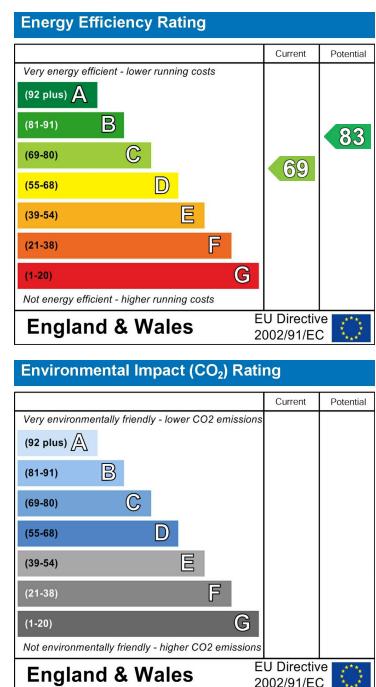
## Floor Plan



## Area Map



## Energy Efficiency Graph



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