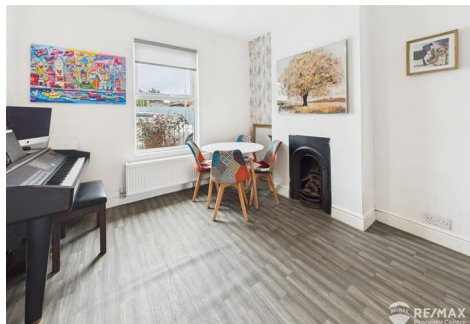




# RE/MAX

## PROPERTY HUB



**93 Garland Road, Harwich, CO12 4PA**

**Price £190,000**

Being sold with No Onward Chain, this 2 bedroom end terraced home has recently benefitted from a new smart heating system incorporating a heat source pump plus installation of 8 solar panels (owned), with 2 double bedrooms, 22 ft lounge/diner, kitchen, upstairs bathroom and a recently landscaped low maintenance rear garden in excess of 100 ft

Early viewing is advised!

### Entrance Hall

Stairs to first floor and door leading through to lounge/diner

### Lounge/Diner 22'1" x 10'6" (6.74 x 3.21)

With Victorian feature fire place, windows to front and rear aspects, door through to kitchen

### Kitchen 18'5" x 7'9" (5.63 x 2.37)

Fitted with a range of wall and base units, stainless steel sink/drainage, built in cooker, gas hob, spaces for appliances, window to side aspect and back door leading to rear garden

### First Floor Landing

Access to loft (fully boarded), doors to both bedrooms and bathroom

### Bedroom 1 14'1" x 10'2" (4.30 x 3.11)

With two windows to front aspect

### Bedroom 2 11'3" x 8'3" (3.45 x 2.52)

Window to rear aspect

### Bathroom 8'9" x 8'0" (2.67 x 2.45)

Suite comprising panelled 'P' bath with wall mounted shower and screen, sink basin in vanity, low level WC and opaque window to rear aspect

### Outside Areas:

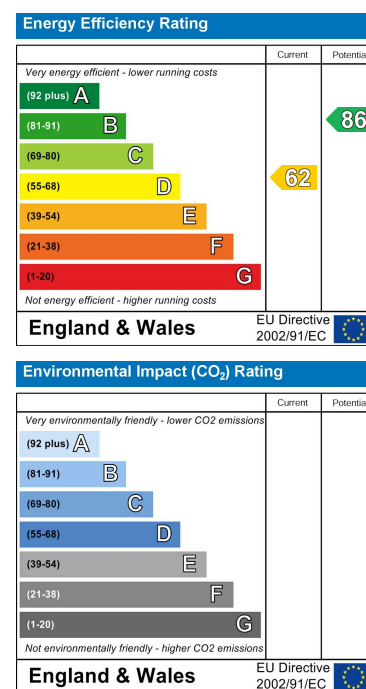
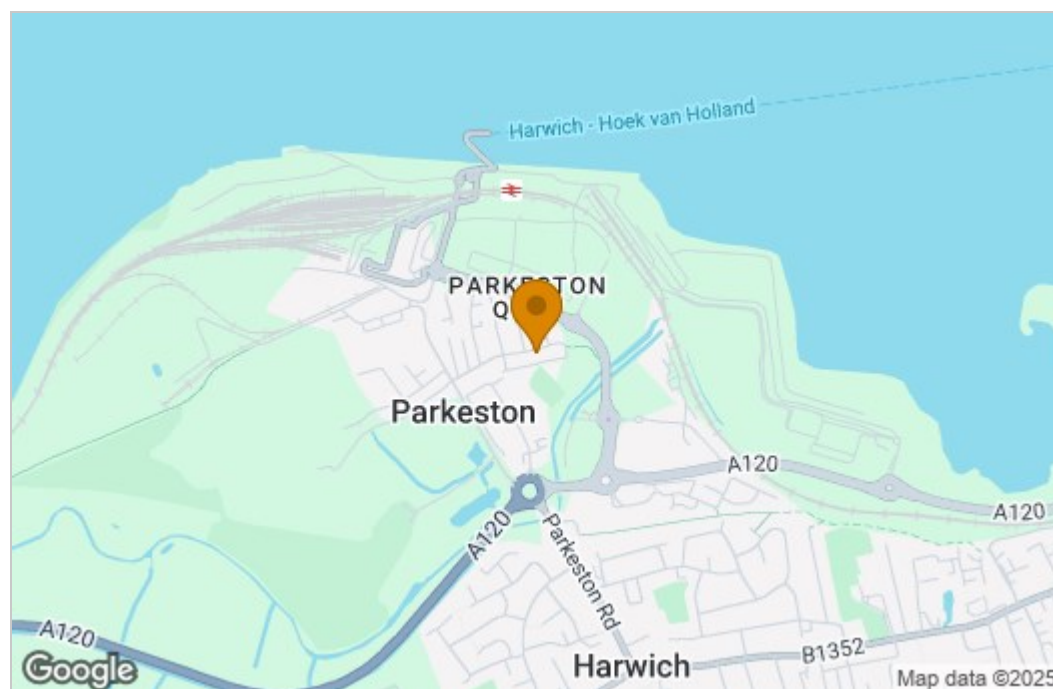
The large rear garden is in excess of 100ft, fully enclosed and backs onto an access lane at the rear and a play park, recently landscaped and low maintenance, incorporating a patio area for entertaining, stoned areas, outside power and tap

Note: The parking for the property is on road, however, the rear fence panel to the garden could be moved forward to potentially provide a hard standing area for off road parking

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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