



RE/MAX

PROPERTY HUB



3 Lime Avenue, Harwich, CO12 4DE

Price £275,000

No Onward Chain - A spacious Semi Detached family home in an ideal location close to local schooling & shops, offering entrance porch, garage & off road parking, lounge, kitchen, dining room, sun room, ground floor WC, 3 great size bedrooms, family bathroom plus a generous sunny aspect garden to enjoy!

The property requires some modernisation and offers a fabulous opportunity to put your own stamp on your next home

Gas Central Heating
Council Tax Band: B
Awaiting EPC
No Onward Chain

Entrance Porch

Brick, UPVC and double glazed construction, with entrance door and windows to 3 sides, further door leading to:-

paved patio area for outside entertaining, the remainder is slated and low maintenance, with an additional storage shed

Entrance Hall

Spacious hallway with doors leading to lounge, kitchen & dining room, under stairs storage cupboards and window to side aspect

Lounge 13'3" x 11'5" (4.05 x 3.48)

With bay window to front aspect and feature fireplace housing gas fire (not tested by agent)

Dining Room 12'10" x 11'5" (3.92 x 3.50)

With archway to kitchen, door to hallway and french doors to rear aspect overlooking the rear garden

Kitchen 9'2" x 8'0" (2.81 x 2.44)

Fitted with a range of wooden wall and base units, stainless steel sink/drainage, under counter spaces/plumbing for washing machine, fridge, freezer, and dishwasher, space for free standing cooker, extractor hood, archway to dining room, window to rear aspect and door through to the sun room

Sun Room 7'9" x 7'4" (2.37 x 2.24)

French doors and windows to rear aspect overlooking the rear garden, wooden wall panelling and door leading to ground floor WC

Ground Floor WC

Low level WC, wash basin and opaque window to side aspect

First Floor Landing

Doors to all 3 bedrooms and family bathroom, loft access and opaque window to side aspect

Bedroom 1 13'5" x 11'5" (4.11 x 3.49)

With bay window to front aspect

Bedroom 2 12'10" x 11'6" (3.92 x 3.53)

With window to rear aspect

Bedroom 3 8'5" x 7'11" (2.58 x 2.42)

With window to front aspect

Family Bathroom 9'3" x 7'10" (2.82 x 2.39)

Suite comprising panelled bath with wall mounted shower attachment, double shower cubicle with electric shower, wash basin in vanity unit, low level WC, fully tiled walls and opaque window to rear aspect

Outside Areas:

The front of the property is paved and allows off road parking accessed by double gates, with a second pedestrian gate leading to the entrance porch, detached single garage/workshop, access to the rear garden

The generous rear garden is fully enclosed, with

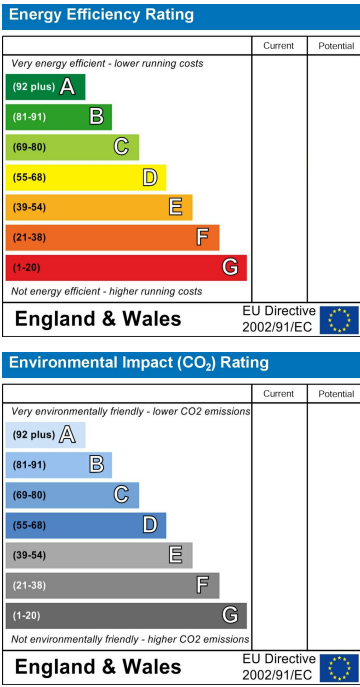
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.