



# RE/MAX

## PROPERTY HUB



**3 Lime Avenue, Harwich, CO12 4DE**

**Price £260,000**

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:-

### 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

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

The generous rear garden is fully enclosed, with



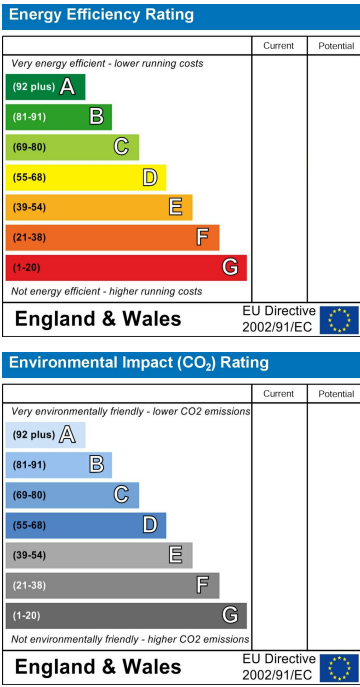
Floor Plan



Area Map



Energy Efficiency Graph



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