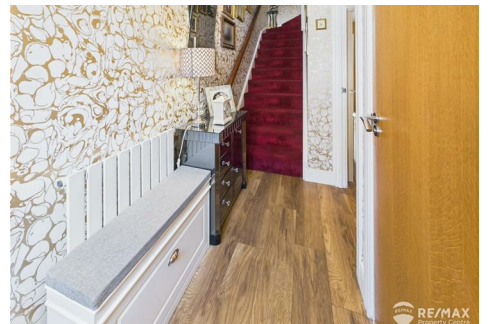




RE/MAX

PROPERTY HUB



57 Williamsburg Avenue, Harwich, CO12 4FE
Guide price £250,000

**** Guide Price £250,000 - £260,000 ****

This wonderfully presented 3 bedroom home has been frequented by the same owners since built, with so much to offer including lounge, kitchen/diner, sun room, ground floor WC, 3 great size bedrooms (en-suite to master) family bathroom, garage & driveway plus a charming landscaped rear garden to enjoy!

Located in a popular area close to shops, local amenities and convenient access to the A120

EPC: C

Entrance Hall

A welcoming space with ground floor WC, door through to lounge and stairs to first floor

Ground Floor WC

Low level WC, wash basin in vanity unit, opaque window to front aspect

Lounge 16'6" x 11'5" (5.03 x 3.50)

With bay window to front aspect and fireplace surround housing electric fire (not tested by agent), under stairs storage cupboard and door through to kitchen/diner

Kitchen/Diner 14'11" x 9'10" (4.57 x 3.01)

Fitted with a range of matching wall and base units, space for dishwasher, space for fridge/freezer, electric oven, gas hob, extractor hood, complimentary wall tiling, ceramic sink/drain, inset spotlights with window to rear aspect and french doors through to sun room

Sun Room 8'5" x 8'2" (2.57 x 2.50)

with windows to all 3 sides and door leading to rear garden and patio area

First Floor Landing

With access to all bedrooms, family bathroom and loft access hatch

Bedroom 1 11'5" x 11'5" (3.50 x 3.48)

With built in dressing table & drawers, window to front aspect and door to en-suite:-

En-Suite Shower Room

Suite comprising shower cubicle, low level WC, sink in vanity unit, heated towel radiator and opaque window to front aspect

Bedroom 2 21'5" x 8'1" (6.53 x 2.47)

Full of natural light with double aspect windows to front and back, built in triple wardrobes and drawers

Bedroom 3 9'10" x 7'9" (3.00 x 2.37)

Currently used as a dressing room with fitted wardrobes and storage, window to rear aspect

Family Bathroom 7'3" x 6'5" (2.21 x 1.97)

Suite comprising panelled bath, low level WC, wash basin in vanity unit, heated towel radiator and opaque window to rear aspect

Outside Areas:

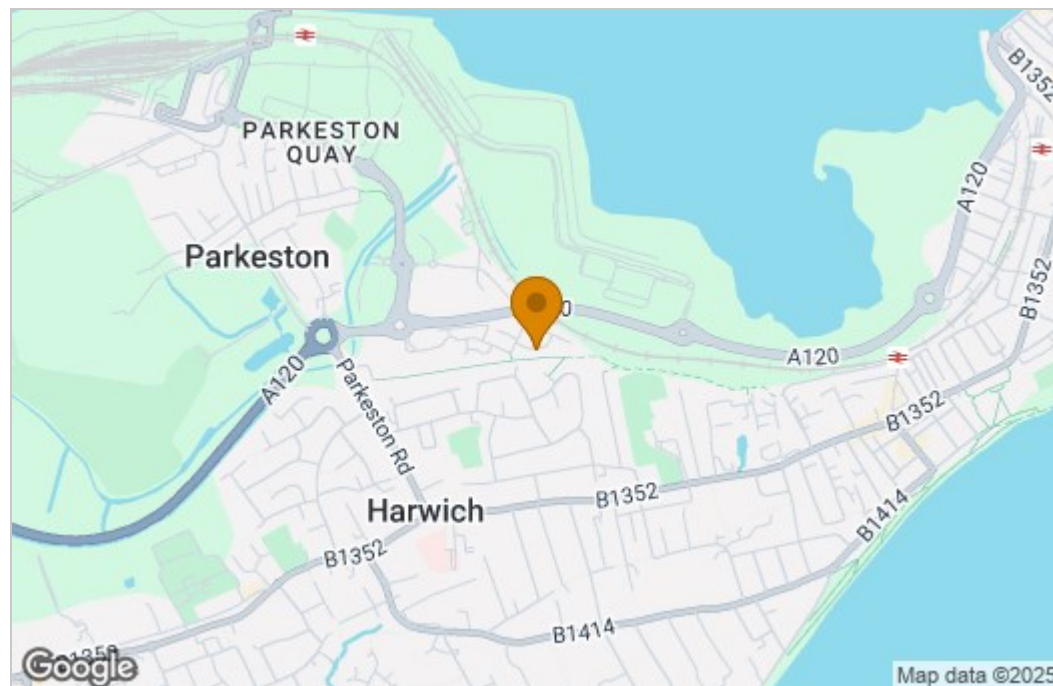
The front of the property boasts a single garage with power and light and a personnel door to the rear allowing access to the rear garden

A driveway allowing off road parking

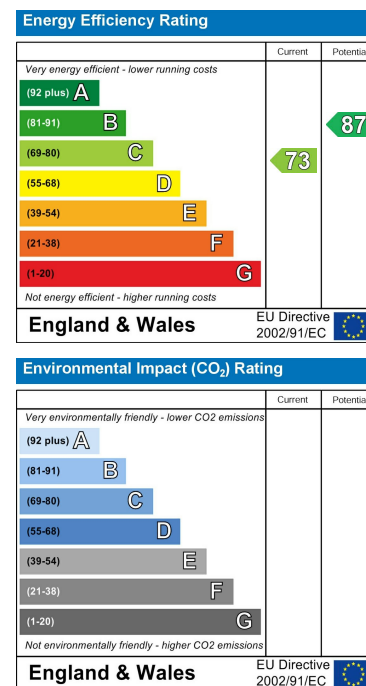
The charming rear garden has been landscaped and offers a patio/seating area, fish pond, a raised area with artificial grass surrounded by established trees and shrubs, further seating areas to enjoy!

Fully enclosed by fencing

Area Map



Energy Efficiency Graph



Tending,
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