



# RE/MAX

## PROPERTY HUB



**51 Albemarle Street, Harwich, CO12 3HN**

**Guide price £250,000**

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

This unique split level end terrace home has living accommodation arranged over 3 floors, recently refurbished throughout and beautifully presented being sold in 'move-in' condition! With 4 bedrooms, lounge/diner, new kitchen/breakfast room, family bathroom plus shower room, new floorings, a sunny landscaped rear garden to enjoy, with an insulated garden room (power & light connected) which has a variety of uses

Early viewings advised!

### Entrance Hall

UPVC entrance door, stairs to first floor & lower ground floor, access to bedrooms 2 & 3

### Bedroom 2 13'3" x 10'8" (4.05 x 3.26)

With window to rear aspect

### Bedroom 3 10'0" x 10'10" (3.05 x 3.31)

With window to front aspect and walk in wardrobe

### First Floor Landing

Access to bedrooms 1 & 4 and Shower Room

### Bedroom 1 13'6" x 10'10" (4.13 x 3.31)

With window to rear aspect

### Bedroom 4 13'5" x 7'5" (4.10 x 2.28)

With window to front aspect and large storage cupboard

### Shower Room 9'4" x 5'6" (2.85 x 1.69)

Suite comprising:- walk in shower, pedestal wash basin, low level WC and opaque window to front aspect

### Lower Ground Floor:

Accessed by stairs with brick feature wall with up-lighting

### Lounge/Diner 16'4" x 13'0" (4.99 x 3.97)

With recess space and UPVC French doors leading out to the rear garden, opening through to kitchen/breakfast room

### Kitchen/Breakfast Room 10'3" x 9'10" (3.13 x 3.02)

Newly fitted with a range of wall and base units, built in electric oven & hob with extractor, complimentary tiling, breakfast bar, stainless steel sink/drainage, spaces for washing machine & fridge freezer, integrated dishwasher, storage cupboard and window to front aspect

### Family Bathroom 10'9" x 5'4" (3.29 x 1.64)

Suite comprising:- panelled bath with wall mounted shower and screen, low level WC, sink in vanity unit with storage, opaque window to side aspect with underfloor heating

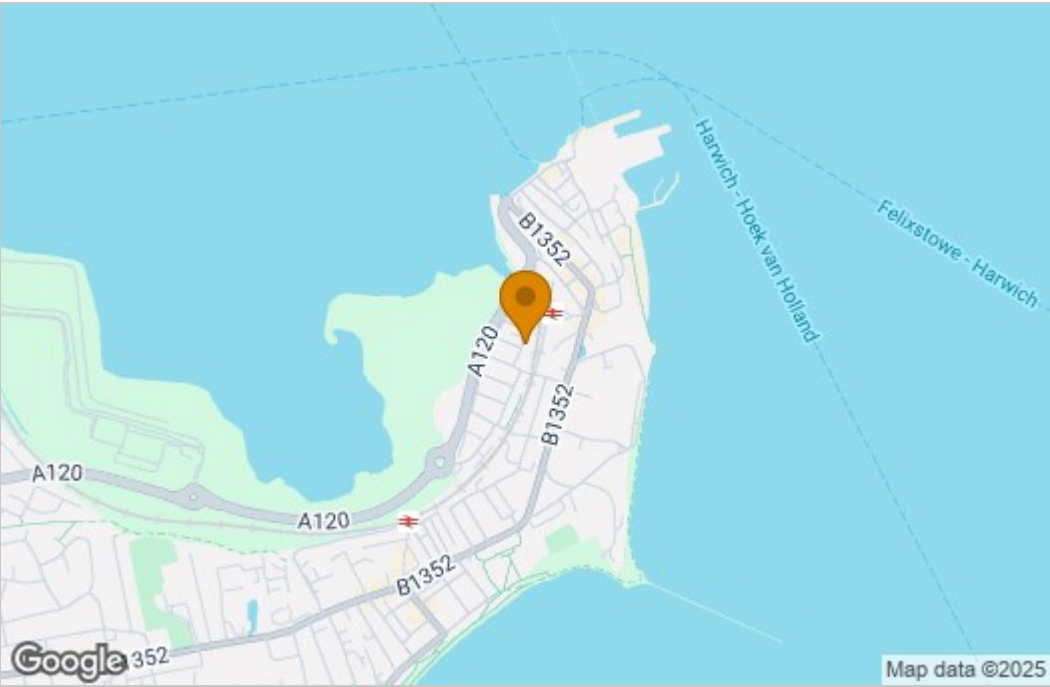
### Outside Areas:

The landscaped rear garden is fully enclosed and provides rear access, laid to lawn with artificial grass contained by wooden sleepers, paved patio area, wooden storage shed plus a fully insulated detached garden room (power & light connected) currently used as a home office, outside tap and 2 weatherproof electric sockets, outdoor security lighting

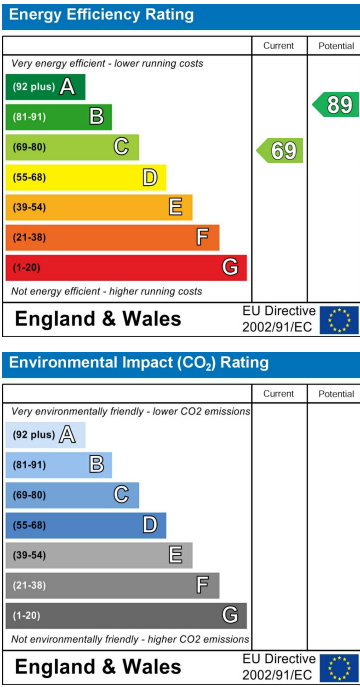
Floor Plan



Area Map



Energy Efficiency Graph



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