



# RE/MAX

## PROPERTY HUB



**14 Princess Street, Harwich, CO12 4PF**

**Price £200,000**

This charming terraced home is located in a quiet no-through road and has seen many improvements from the current owner including a newly fitted combi boiler, well presented throughout and offering Lounge, dining room, kitchen, GF bathroom, 3 bedrooms, rear garden, 19ft garden room/home office (insulated)

Council Tax Band: A

EPC: D

#### [Dining Room/Reception 11'8" x 10'9" \(3.57 x 3.30\)](#)

Currently used as a dining room, with hard wood flooring, attractive wooden panelling to wall, window to front aspect with fitted box shutter blinds and electric blinds to window and front door, door leading through to lounge area

#### [Lounge 11'9" x 10'9" \(3.59 x 3.29\)](#)

With wooden panelling to wall, window to rear aspect with fitted box shutter blind, door leading through to kitchen and stairs to first floor

#### [Kitchen 11'2" x 7'8" \(3.42 x 2.36\)](#)

Fitted with a modern range of wall and base units, ceramic one and a half bowl sink and drainer, complimentary wall tiling, space for cooker (gas), extraction hood, spaces for fridge/freezer and washing machine, window to side aspect with fitted electric blind, leads to:-

#### [Inner Lobby](#)

Pantry cupboard housing newly fitted combi boiler, door to GF bathroom and UPVC door leading to rear garden

#### [GF Bathroom 7'9" x 4'9" \(2.38 x 1.46\)](#)

Suite comprising panelled 'P' bath with wall mounted shower and screen, sink in vanity unit, low level WC, heated towel radiator, fully tiled walls, extractor and opaque window to side aspect

#### [First Floor Landing](#)

With doors to all bedrooms and window to side aspect, fitted shutter blinds

#### [Bedroom 1 11'9" x 10'9" \(3.60 x 3.30\)](#)

With window to front aspect with fitted box shutter blinds and electric blind, 2 fitted double wardrobes

#### [Bedroom 2 10'10" x 8'9" \(3.32 x 2.67\)](#)

#### [Bedroom 3 7'8" x 7'7" \(2.36 x 2.32\)](#)

With window to rear, fitted box shutter blinds and an electric blind

#### [Loft Room 13'1" x 9'1" \(4.00 x 2.78\)](#)

With Velux window, air conditioning unit, eaves storage and a brick feature wall

#### [Outside Areas:](#)

The rear garden benefits from a covered walkway, 'snug' seating area with outside log burner and artificial grass laid, a detached, insulated wooden garden room (19' x 9') which is used as a home office/entertaining space with power & light, attractive wall panelling, internet connected

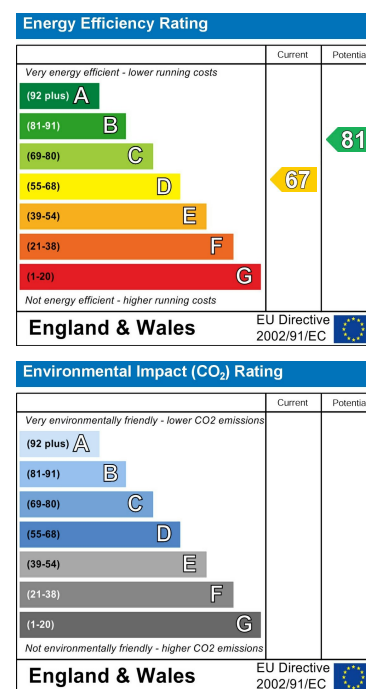
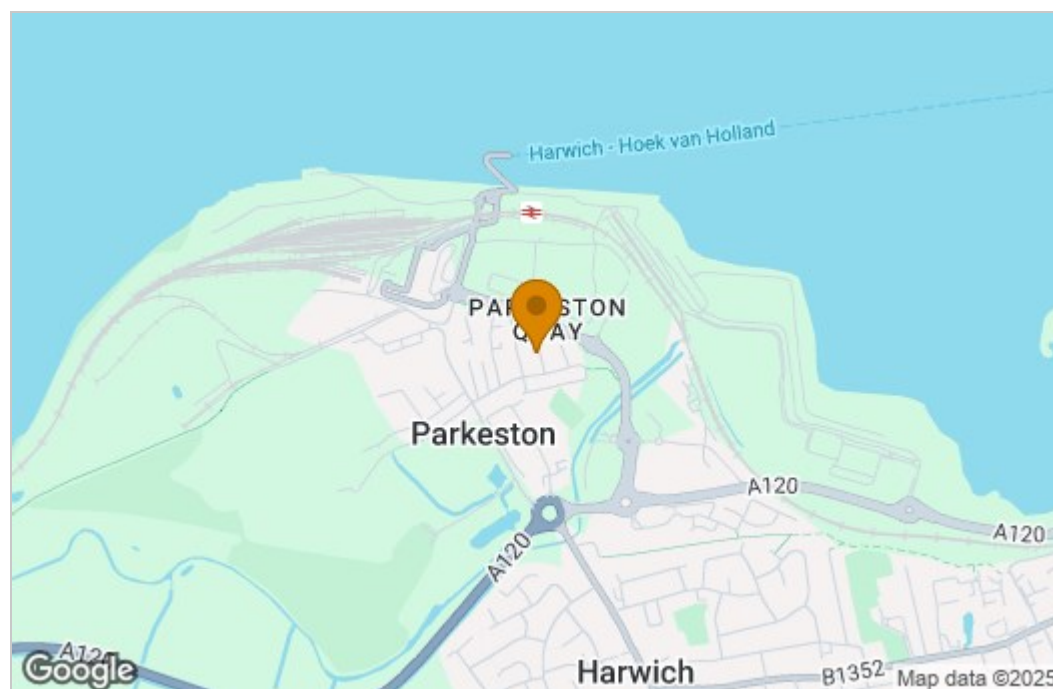
There is a further wooden storage shed with power and light connected

Rear access via wooden gate

## Floor Plan



## Area Map



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