



RE/MAX

PROPERTY HUB



46 Abbott Road, Harwich, CO12 4UU

Price £300,000

Available with No Onward Chain - This larger than usual 2 bedroom detached bungalow offers versatile and spacious rooms throughout, with lounge, kitchen/diner, conservatory, bathroom plus separate WC, pleasant front and rear gardens, garage and driveway offering off road parking

Located just a short stroll away from the beach/seafront, local shops and amenities

Entrance Hall

With doors leading to all rooms, airing cupboard housing hot water tank and shelving, loft access hatch

Kitchen/Breakfast Room 13'1" x 11'0" (4.01 x 3.37)

Fitted with a range of wall and base units, rolled edge worktops, complimentary wall tiling, space for all appliances, stainless steel sink and drainer with mixer tap, wall mounted extractor, wall mounted gas boiler, window to front aspect and UPVC double glazed door leading to side/rear garden

Lounge/bedroom 15'9" x 14'4" (4.81 x 4.37)

With windows to both front and side aspects, feature fireplace and surround housing electric fire (not tested by agent)

Bedroom 12'5" x 10'11" (3.81 x 3.35)

With window to rear aspect, 3 x fitted double wardrobes, 1 x fitted single wardrobe, built in drawers and display shelving

Bedroom/Reception Room 14'4" x 10'3" (4.37 x 3.14)

Currently used as a sitting room, with UPVC double sliding doors leading to conservatory

Conservatory 12'4" x 7'10" (3.76 x 2.40)

UPVC with double glazing to 3 sides, French doors leading out to rear garden

Bathroom 5'8" x 5'3" (1.74 x 1.62)

Suite comprising panelled bath with mixer taps and wall mounted shower attachment, pedestal wash basin, fully tiled walls and opaque window to rear aspect

Separate WC 5'3" x 2'9" (1.62 x 0.84)

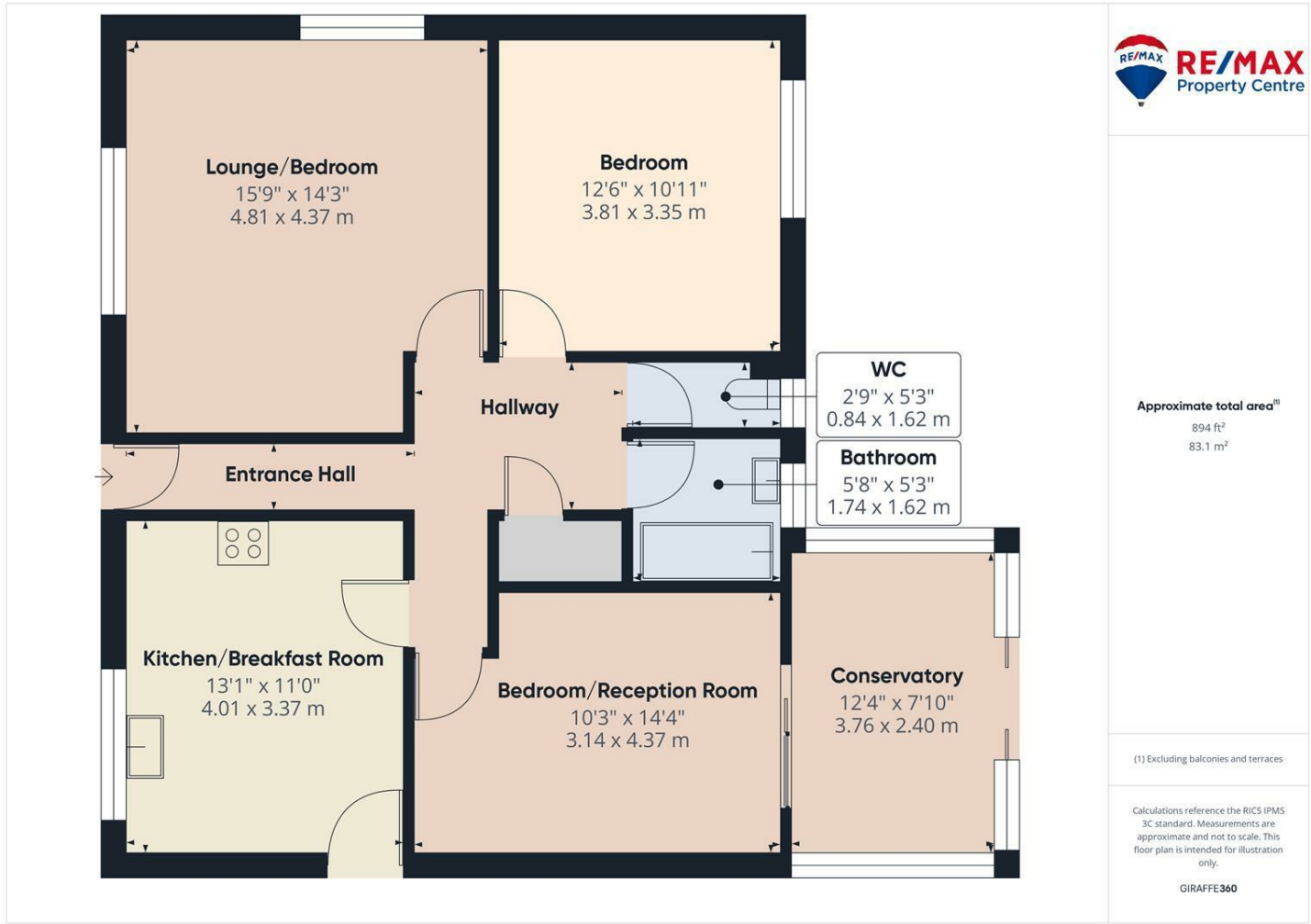
With low level WC and opaque window to rear aspect

Outside Areas:

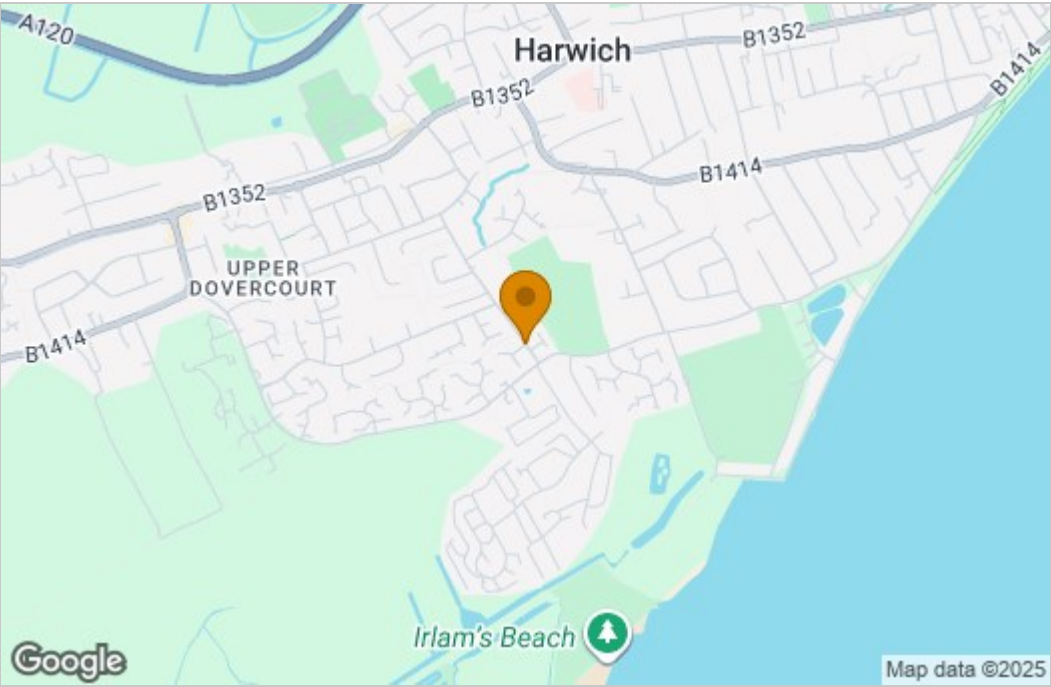
The property enjoys a corner position with front gardens laid to lawn, off road parking and a detached garage with electric door, (power & light connected inside) access gate leading to rear

The rear garden is fully enclosed with gated access to both sides, mainly laid to lawn with decorative shrub borders, paved patio area, wooden storage shed, greenhouse and outside tap

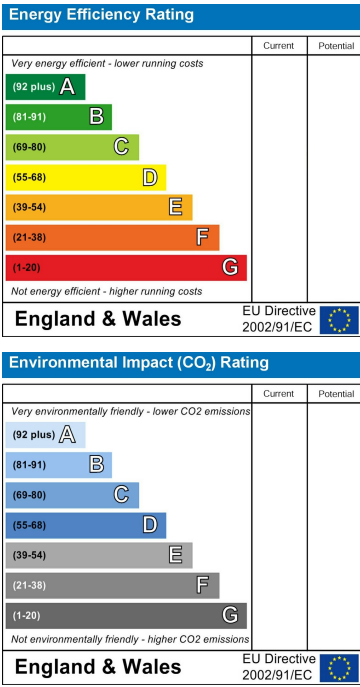
Floor Plan



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.