



# RE/MAX

## PROPERTY HUB



**28 Warham Road, Harwich, CO12 4UQ**

**Guide price £290,000**

**\*\* Guide Price £290,000 - £300,000 \*\*** This beautifully presented Detached family home is located in a popular and convenient residential area, offering 3 bedrooms (en-suite to Master), GF WC, lounge, dining room, kitchen, family bathroom, low maintenance south facing garden perfect for entertaining, driveway and garage

### Entrance Hall

Spacious, staggered entrance hall with doors to kitchen, dining room, lounge and GF WC, stairs to first floor

### GF WC 6'2" x 2'9" (1.90 x 0.86)

Low level WC, Pedestal wash basin, Opaque window to side aspect

### Kitchen 11'10" x 9'2" (3.63 x 2.80)

Fitted with a modern range of matching wall and base units, integrated cooker, gas hob and extractor hood, spaces for washing machine, dishwasher and fridge/freezer, one and a half bowl sink and drainer with mixer tap, complimentary wall tiling, back door leading to rear garden and window to front aspect

### Lounge 15'1" x 12'3" (4.60 x 3.74)

Bright and airy room with UPVC double glazed French doors leading to rear garden and window to rear aspect

### Dining Room 10'8" x 8'9" (3.27 x 2.67)

With window to front aspect

### First Floor Landing

With doors to all 3 bedrooms and bathroom, airing cupboard and windows to both side and rear aspect (distant sea views)

### Bedroom 1 11'9" x 9'1" (3.59 x 2.78)

With 2 x double fitted wardrobes, door to en-suite and windows to both side and front aspects

### En-Suite 7'4" x 5'6" (2.24 x 1.70)

Suite comprising:- shower cubicle, low level WC, vanity wash basin, heated towel rail, extractor fan and opaque window to front aspect

### Bedroom 2 11'9" x 9'5" (3.59 x 2.88)

With built in storage cupboard, loft hatch (with light and ladder), window to rear aspect (distant sea views)

### Bedroom 3 7'1" x 6'9" (2.16 x 2.08)

With window to front aspect

### Family Bathroom 7'2" x 6'3" (2.19 x 1.92)

Suite comprising:- panelled bath, pedestal wash basin, low level WC, part tiled walls, extractor fan and opaque window to side aspect

### Outside Areas:

To the front and side of the property, low maintenance planting areas, pathway to front door and access gate to the side

The fully enclosed rear garden is South facing and landscaped with paving and split level seating area, attractive raised flower beds, outside tap, lighting and power, personnel door to garage

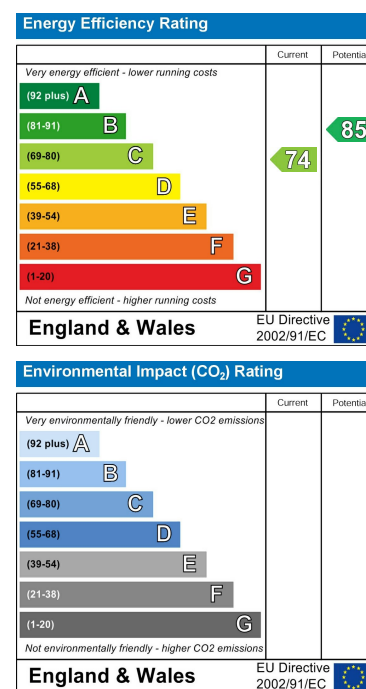
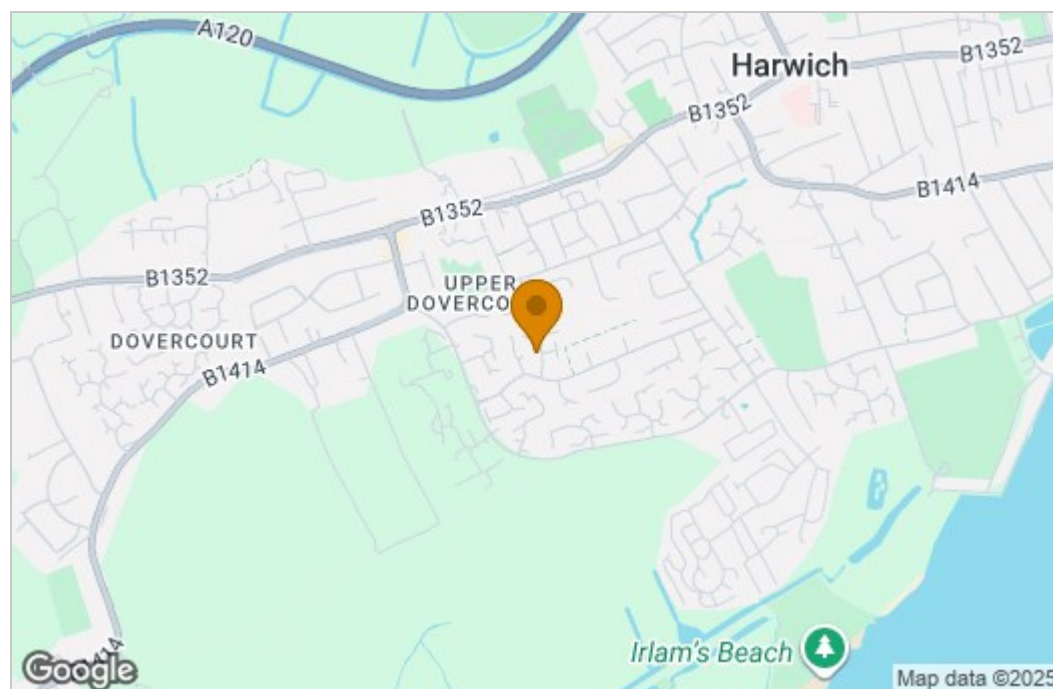
To the rear a detached garage with power and light and block paved driveway allowing off-road parking

Agents Note: The property has the added benefit of power supply ready to connect for optional EV charging if required

## Floor Plan



## Area Map



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