



RE/MAX

PROPERTY HUB



1 Empire Road, Harwich, CO12 3QA

Price £260,000

Nestled in a peaceful back road close to the seafront, beach, town centre and railway station, this well positioned home has been lovingly maintained by the current owners for many years, with 2 reception rooms, spacious kitchen, utility area, GF WC, 3 bedrooms, family bathroom and a beautiful low maintenance garden to enjoy, plus the added benefit of a garage/workshop with power & light connected

Viewing is essential to see what this lovely home has to offer!

Council Tax Band: B

EPC: D

Heating: GCH

Windows: Double Glazed

Entrance Hall

Composite entrance door, stairs to first floor and doors through to lounge and dining room

Dining Room 11'10" x 11'2" (3.61 x 3.42)

With large window to the front aspect

Lounge 14'7" x 11'8" (4.47 x 3.58)

With feature fireplace, understairs storage cupboard, bay window to side aspect and a further window to rear aspect

Kitchen 12'1" x 10'1" (3.70 x 3.08)

Fitted with a range of wall and base units, Stainless steel sink/drainage with mixer tap, space for cooker, 2 windows to side aspect, a door to garden and a further door leading to utility area and GF WC

Utility Area 14'9" x 4'0" (4.50 x 1.24)

With fitted worktop, spaces for washing machine & fridge/freezer, door to GF WC

GF WC

With Low level WC and wash basin

First Floor Landing:

With window to side aspect, doors to all 3 bedrooms & bathroom, loft access hatch (large and part boarded)

Bedroom 1 13'1" x 12'0" (4.00 x 3.68)

With one wall of fitted wardrobes, storage cupboard and window to front aspect

Bedroom 2 11'5" x 10'9" (3.48 x 3.30)

With storage cupboard, airing cupboard, electric radiator and window to rear aspect

Bedroom 3 7'9" x 6'3" (2.38 x 1.92)

With window to side aspect

Bathroom 9'10" x 5'6" (3.01 x 1.69)

Suite comprising:- panelled bath with mixer tap and wall mounted shower, wash basin with vanity drawer, low level WC, part tiled walls and opaque window to side aspect

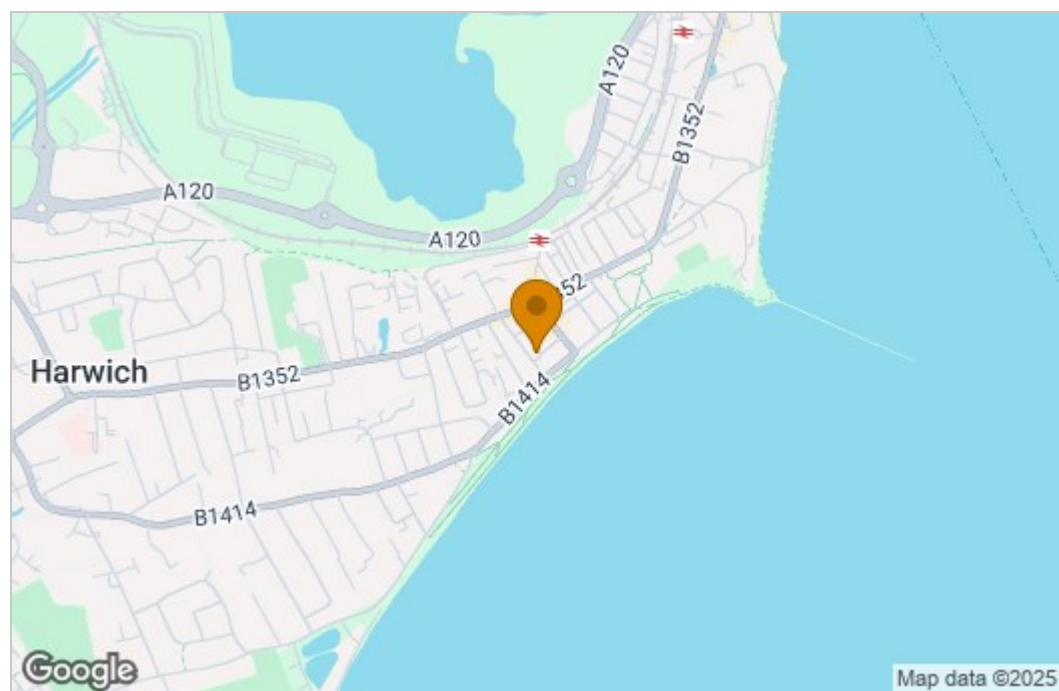
Outside Areas:

The characterful and low maintenance garden is to the side of the property and combines a seating area, artificial grass, a patio area, access to the garage/workshop (power and light connected), gated side access is also available

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		65	79
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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Tending,
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