



RE/MAX

PROPERTY HUB



7 Abdy Avenue, Harwich, CO12 4QP

Guide price £250,000

**** Guide Price £250,000 - £275,000 ****

This 4 Bedroom Family Home is conveniently located close to local shops and schools and is offered in great condition, benefits include kitchen/diner, ground floor bathroom + first floor shower room and well presented gardens

Council Tax: A

EPC: C

Entrance Hall

Stairs to first floor

Lounge 14'2" x 11'10" (4.33 x 3.63)

With window to front aspect

Kitchen/Diner 18'7" x 12'1" (5.67 x 3.70)

Fitted with a modern suite comprising, central island with under units/drawers, a range of wall and base units, inset stainless steel sink unit, double oven, gas hob and extractor fan, spaces for other appliances, double glazed patio doors leading out to the rear garden

Utility Room

Space and plumbing for washing machine, space for tumble dryer, worktop

Ground Floor Bathroom 6'4" x 6'2" (1.95 x 1.88)

Suite comprising low level WC, panelled bath, hand wash basin and obscured window to rear aspect

First Floor Landing

Airing cupboard and loft hatch

Bedroom 1 11'11" x 11'8" (3.65 x 3.57)

Window to front aspect, cupboard housing gas boiler (not tested)

Bedroom 2 12'0" x 6'6"/262'5" (3.68 x 2/80)

With window to rear aspect

Bedroom 3 12'5" x 8'1" (3.79 x 2.48)

with window to side aspect

Bedroom 4 11'9" x 5'11" (3.60 x 1.82)

With window to front aspect

Shower Room

Shower cubicle, low level WC, wash hand basin, heated towel radiator and obscured window to rear aspect

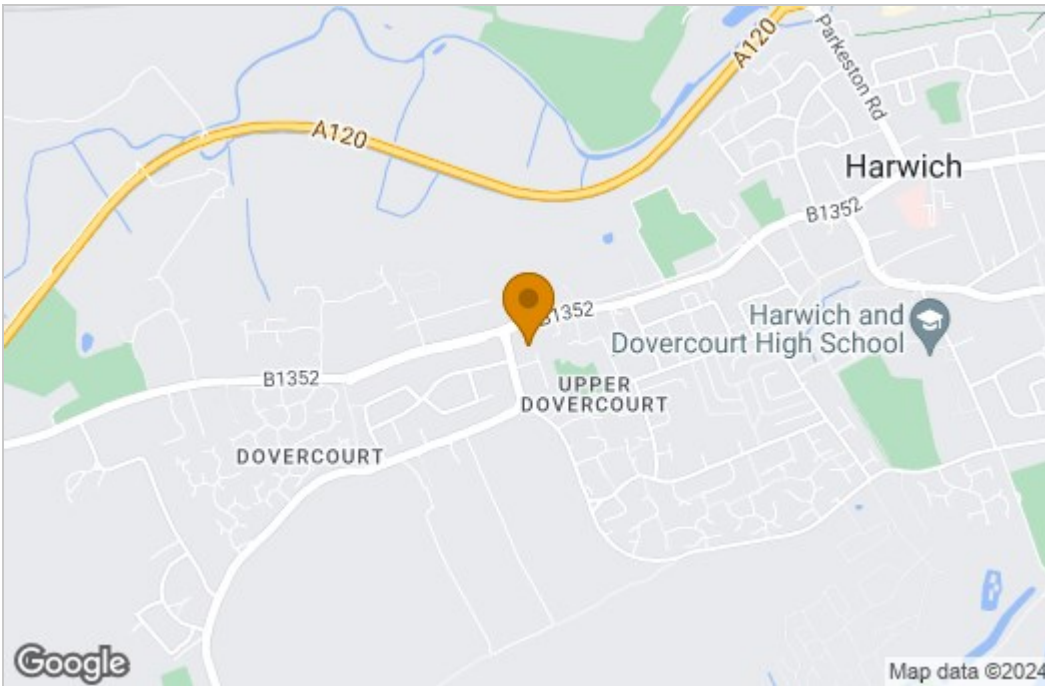
Outside Areas:

The property has gardens to the front and rear of the property, mainly laid to shingle and patio, there is a side gate allowing convenient access to the main road

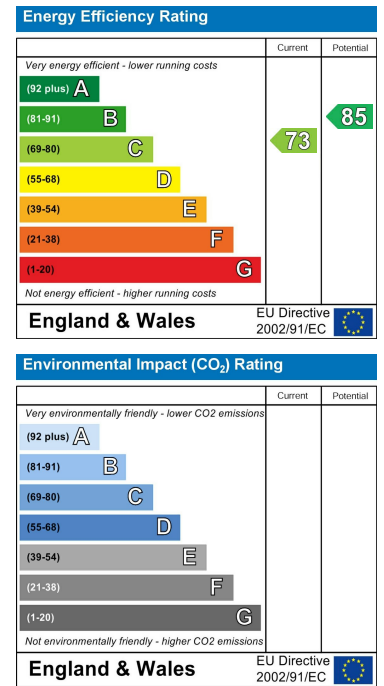
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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