



**Lee Road, Harwich CO12 3SJ**

**welcome to**

**Lee Road, Harwich**

Situated within CLOSE PROXIMITY OF SEA FRONT, TOWN CENTRE & SCHOOLS is this two bedroom semi-detached house boasting two reception rooms, first floor bathroom and private rear garden.



### **Entrance Hall**

Entered via the front door, a radiator, under stairs storage cupboard housing the wall mounted gas fired boiler.

### **Lounge**

11' 7" x 13' 1" into bay ( 3.53m x 3.99m into bay )  
Double glazed bay window to the front, open fireplace and radiator.

### **Dining Room**

11' 6" x 10' 8" ( 3.51m x 3.25m )  
Double glazed window to the rear, feature fireplace and radiator.

### **Kitchen**

8' 8" x 8' 6" ( 2.64m x 2.59m )  
Fitted with a range of matching wall and base units, one and half sink basin with mixer tap and drainer, electric hob and oven, space for a washing machine and under counter fridge. Double doors to utility area.

### **Utility Area**

8' 2" x 7' 5" ( 2.49m x 2.26m )  
Work surface with storage under, space for white goods, door to the garden.

### **Landing**

Window to the side.

### **Bedroom One**

15' 2" x 13' 1" ( 4.62m x 3.99m )  
Double glazed window to the front and radiator.

### **Bedroom Two**

11' 9" x 11' 1" ( 3.58m x 3.38m )  
Double glazed window to the rear, radiator and feature fireplace.

### **Bathroom**

8' 3" x 8' 6" ( 2.51m x 2.59m )  
WC, wash hand basin with vanity unit, p bath with shower over, feature fireplace, radiator, partially tiled and window to the rear.

### **Outside**

The garden to the rear is enclosed with a passage to the back leading onto the street. There is a range of shrub borders and mature trees, there is a small lawn area and patio area.



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welcome to

## Lee Road, Harwich

- Well-presented two bedroom house
- Two reception rooms
- Garden
- First floor bathroom
- Popular location

Tenure: Freehold EPC Rating: E

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109249 - 0002

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