









## welcome to

# Lee Road, Harwich

Offered for sale with no onward chain and located within close proximity of the beach is this large TWO bedroom detached house. The property benefits from a large open plan Kitchen and South facing garden.













#### **Entrance Porch**

Radiator, UPVC double glazed front door, UPVC double glazed window to side, storage cupboard, door into:-

### Lounge

21' 9" x 15' 2" ( 6.63m x 4.62m )

Two UPVC double glazed windows to front, window to side, two radiators, feature fireplace.

#### Kitchen

16' 10" x 12' 10" ( 5.13m x 3.91m )

Matching wall and base units with roll-edge work top and tiled splashback, UPVC double glazed window to front, composite one and a half bowl sink with mixer taps and draining board, two integrated cookers, hob, hood, fridge/freezer and dishwasher, space for tumble dryer and washing machine, opens to Dining Room.

### **Dining Room**

10' 4" x 14' 2" ( 3.15m x 4.32m )

UPVC double glazed French doors to side leading to garden, radiator, vaulted ceiling.

### Landing

13' x 9' 1" ( 3.96m x 2.77m )

Potential for Bedroom Three. UPVC double glazed bay window to front, UPVC double glazed window to front, radiator.

#### **Bedroom One**

13' 3" x 12' 3" ( 4.04m x 3.73m ) UPVC double glazed window to side, fitted wardrobes, radiator.

### **En-Suite Cloakroom**

Pedestal wash hand basin, low level WC.

### **Bedroom Two**

12' 2" x 9' 9" (  $3.71m \times 2.97m$  ) UPVC double glazed window to front, radiator.

### **Bathroom**

10' 6" x 7' 8" ( 3.20m x 2.34m )

Free standing bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, shower cubicle, obscure UPVC double glazed window to side, tiled walls, storage cupboard, spotlights, extractor fan.

#### Outside

The rear garden comprises of a patio area, workshop and an array of plants and shrubs. There is potential for off road parking.





### welcome to

## Lee Road, Harwich

- Spacious Detached House
- 2 Bedrooms
- 2 Reception Rooms
- Well Presented
- Popular Location

Tenure: Freehold EPC Rating: D

offers over

£285,000





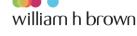




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