



Laurel Avenue, Harwich CO12 4HP

welcome to

Laurel Avenue, Harwich

A well presented and spacious three bedroom semi-detached house ideally located for shops and schools and backing onto a playing field. The property is offered with NO ONWARD CHAIN and benefits from AMPLE OFF ROAD PARKING and potential to extend (subject to planning).



Entrance Hall

Entrance door, stairs to first floor.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, spotlights, extractor fan.

Lounge

10' 1" x 8' 1" (3.07m x 2.46m)

UPVC double glazed window to front with shutters, radiator, log burner.

Kitchen/ Diner

21' 3" max x 8' 7" max (6.48m max x 2.62m max)

Matching wall and base units with quartz worktop, two bowl sink, integrated double oven, hob, space for dishwasher, washing machine and fridge/freezer, log burner, spotlights, UPVC double glazed window to side, UPVC double glazed door to rear garden, UPVC double glazed French doors to rear garden.

Landing

Bedroom One

13' 3" x 8' 4" (4.04m x 2.54m)

UPVC double glazed window to front with shutters, radiator, fitted wardrobes, storage cupboard.

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)

UPVC double glazed window to rear, radiator.

Bathroom

8' 5" x 4' 6" (2.57m x 1.37m)

Corner bath, extractor fan, obscure UPVC double glazed window to front, low level WC, vanity sink, heated towel rail, part tiled walls.

Outside

The rear garden is mainly laid to lawn with an array of plants and shrubs and backs on to a field/park. To the front of the property there is a dropped kerb to

driveway providing ample off road parking.



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welcome to

Laurel Avenue, Harwich

- Well Presented Semi-Detached House
- Spacious Accommodation Throughout
- Ground Floor Cloakroom
- Ample Off Road Parking
- Backs onto Field/Play Park

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAW109638 - 0002

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