RE/MAX PROPERTY HUB









16 Birch Avenue, Harwich, CO12 4DB

Price £250,000

Conveniently located close to the town centre, local schools and seafront, this well-presented three-bedroom home offers spacious accommodation, ideal for families and those seeking a convenient location.

The property comprises a modern kitchen/dining area, a lounge with bay window, ground-floor cloakroom/utility room, three generous bedrooms and a modern family bathroom. Externally, the property benefits from a sunny aspect rear garden with gated side access, a driveway providing off-road parking and a brick-built garage with access to the rear.

Offering well-proportioned accommodation both inside and out, this is a fantastic opportunity in a convenient location. Viewing is highly recommended.

Entrance Hall
Part glazed entrance door, under stairs storage cupboard, doors through to lounge and kitchen/diner, stairs to first floor

Lounge 13'0" x 12'7" (3.97 x 3.85)
With large bay window to front aspect

Kitchen/Diner 18'8" x 12'0" (5.70 x 3.68)
Modern range of wall and base units, built in oven, four ring electric hob, extractor hood, one and a half bowl stainless steel sink/drainer with mixer tap, complimentary wall tiling, space for dishwasher, door to GF WC/utility, window to rear aspect and UPVC door leading to rear garden

GF Cloakroom/Utility 5'6" x 5'5" (1.70 x 1.66)
Low level WC, wash hand basin, counter space with wall units above, complimentary wall tiling, plumbing and space for washing machine and tumble dryer, 2 windows to rear aspect

First Floor Landing
Doors to all 3 bedrooms and bathroom, loft access hatch (part boarded) and opaque window to side aspect

Bedroom 1 13'4" x 10'7" (4.07 x 3.25)
With bay window to front aspect

Bedroom 2 12'4" x 12'1" (3.78 x 3.69)
With window to rear aspect

Bedroom 3 8'2" x 7'9" (2.49 x 2.37)
With window to front aspect

Bathroom 7'0" x 5'11" (2.15 x 1.81)
Suite comprising:- 'P' bath with wall mounted shower and screen, wash basin in vanity unit, low level WC, heated towel radiator, ceramic tiled floor, opaque window to rear aspect

Outside Areas:
To the front of the property a dropped kerb giving access to a parking bay, a separate side access leads to the rear garden.

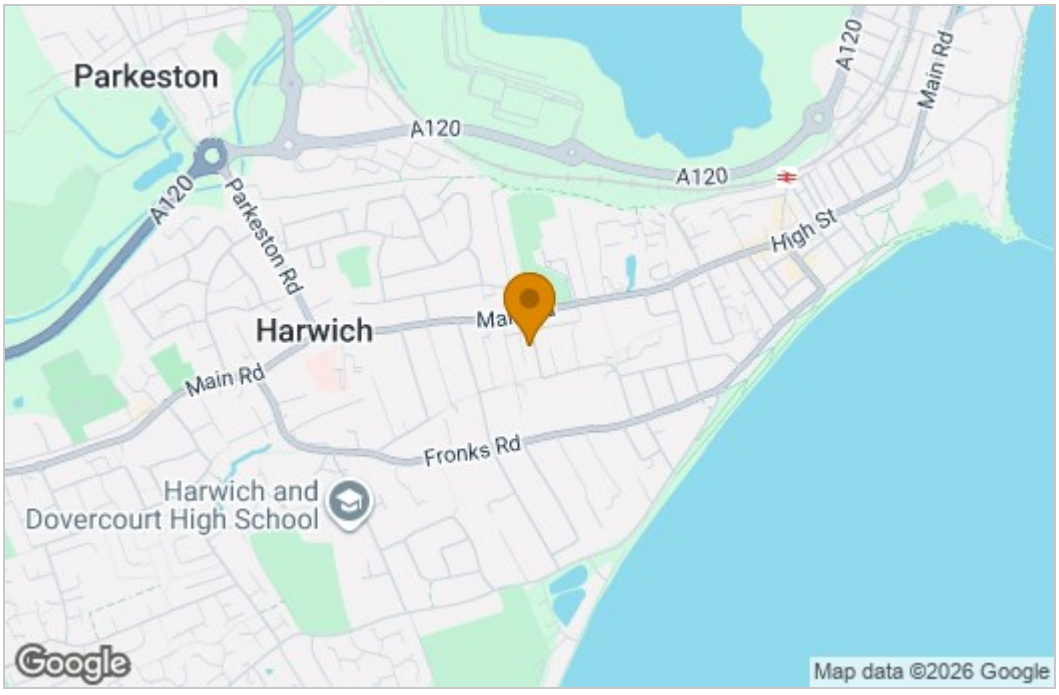
The sunny aspect rear garden benefits from a patio area, artificial grass section, the remainder is mainly laid to lawn and enclosed by fencing.

The Detached garage to the rear of the garden is split into 2 sections and can also be accessed via the private lane to the rear of the property

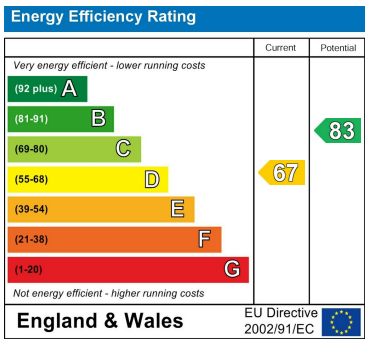
Floor Plan

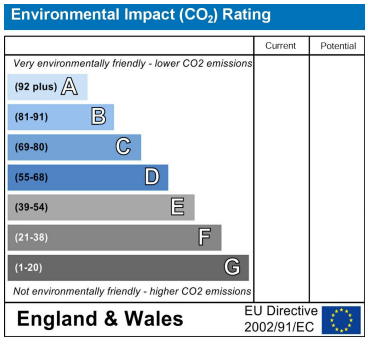


Area Map



Energy Efficiency Graph





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