



RE/MAX

PROPERTY HUB



68 Williamsburg Avenue, Harwich, CO12 4FE
Price £260,000

This beautifully presented 3 bedroom home has many highlights, including lounge, modern kitchen/diner, ground floor WC, 3 great size bedrooms (en-suite to master) family bathroom, garage & driveway plus a generous landscaped rear garden with summerhouse, perfect for entertaining!

Located in a popular area close to shops, local amenities and convenient access to the A120

Entrance Hall

Bright and spacious with door to ground floor WC, stairs to first floor and door to lounge

Ground Floor WC

With pedestal wash basin, low level WC and opaque window to front aspect

Lounge 16'9" x 11'4" (5.12 x 3.47)

With bay window to front aspect, large under stairs storage cupboard and door leading to kitchen/diner

Kitchen/Diner 14'11" x 9'11" (4.55 x 3.03)

Full of natural light and fitted with a modern range of matching wall and base units, newly fitted cooker, gas hob & extractor hood, stainless steel sink/drainage, spaces for fridge/freezer, washing machine and dishwasher, with window to rear aspect and UPVC french doors leading to rear garden

First Floor Landing

Access to all 3 bedrooms, family bathroom and loft hatch

Bedroom 1 11'8" x 11'0" (3.57 x 3.37)

With one wall of railed and shelved storage, window to front aspect and door to en-suite

en-suite Shower Room 5'6" x 5'3" (1.70 x 1.62)

Suite comprising corner shower cubicle, pedestal wash basin, low level WC, complimentary wall tiling and opaque window to front aspect

Bedroom 2 14'10" x 8'3" (4.53 x 2.53)

With double aspect windows to front and rear aspects

Bedroom 3 9'8" x 8'1" (2.97 x 2.47)

With window to rear aspect

Family Bathroom 7'1" x 6'7" (2.18 x 2.02)

Modern suite comprising;- panelled bath with mixer taps, wash basin in vanity unit, low level WC, complimentary tiling and opaque window to rear aspect

Outside Areas:

To the front of the property a single garage with power & light and driveway providing off road parking

The beautifully landscaped rear garden is fully enclosed and boasts a large patio area ideal for entertaining, attractive picket fencing, large lawn area, summer house, external power points and gated side access to the front of the home

Floor Plan





Floor 0



Floor 1

Approximate total area⁽¹⁾
850 ft²
78.9 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

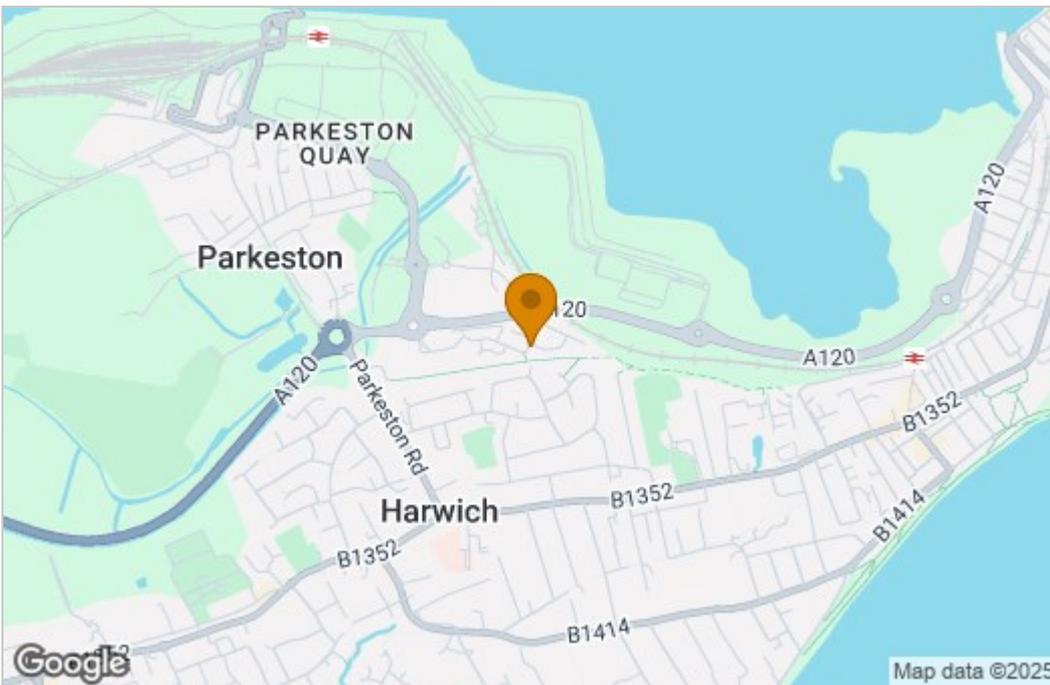
Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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