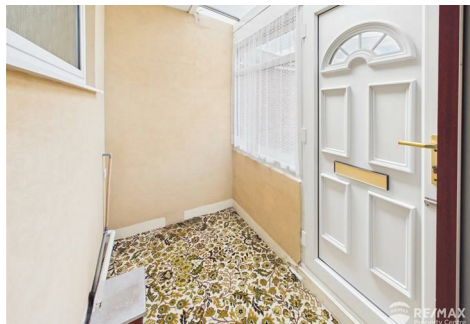




# RE/MAX

## PROPERTY HUB



**1 Lodge Close, Harwich, CO12 5EF**

**Price £235,000**

**\*\* No Onward Chain \*\*** boasting a large corner plot in a quiet village location this two bedroom semi-detached bungalow is in need of decorating, offers 2 double bedrooms, kitchen/diner, lounge, bathroom (fitted 3 years ago), conservatory (only 3 years old), front, side and rear gardens, off road parking as well as full cavity wall and loft insulation, a new heating system, new radiators and a new gas boiler approx. 1 year old

EPC: D

Council Tax Band: C

### Entrance Lobby

UPVC entrance door and window to front aspect, a further glazed entrance door leading to entrance hallway

### Lounge 13'4" x 10'5" (4.08 x 3.18)

With tiled fireplace and hearth housing gas fire (not tested by agent) serving hatch to kitchen and window to front aspect

### Kitchen/Diner 15'5" x 9'6" (4.70 x 2.90)

Fitted with a range of wall and base units, wall mounted folding dining table, built in double oven, electric hob, stainless steel sink/drainage with mixer tap, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler (approx. 1 year old) windows to both front and side aspects, UPVC part glazed door leading to outside areas and parking area

### Bedroom 1 12'7" x 9'11" (3.85 x 3.04)

With glazed UPVC sliding patio doors leading through to conservatory

### Bedroom 2 10'4" x 9'10" (3.17 x 3.02)

With UPVC glazed door and 2 windows leading to conservatory

### Conservatory 17'10" x 7'3" (5.46 x 2.23)

With UPVC glazed French doors and windows leading to side garden and UPVC part glazed door and window to rear aspect

### Bathroom 6'8" x 6'3" (2.05 x 1.92)

Suite comprising:- easy access walk in bath with hand rail and wall mounted shower, wash basin in vanity unit, low level WC and opaque window to front aspect

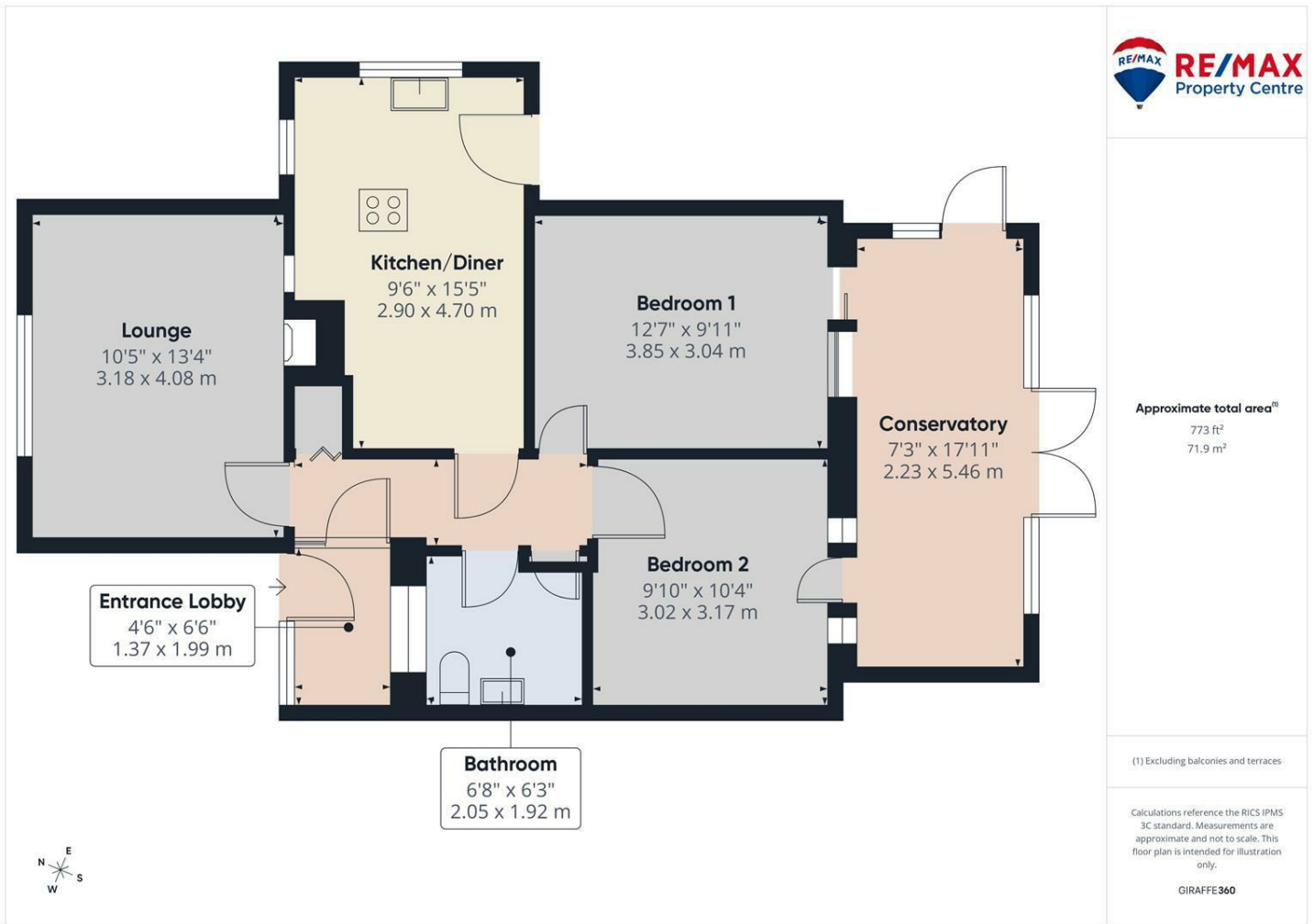
### Outside Areas:-

Boasting a corner plot there is outside space to the front, side and rear of the property, mainly concrete, paved and shingled for easy maintenance.

A useful brick built storage/workshop with lean-to outbuilding to the side of the property

A concrete hard standing to the rear allows off road parking

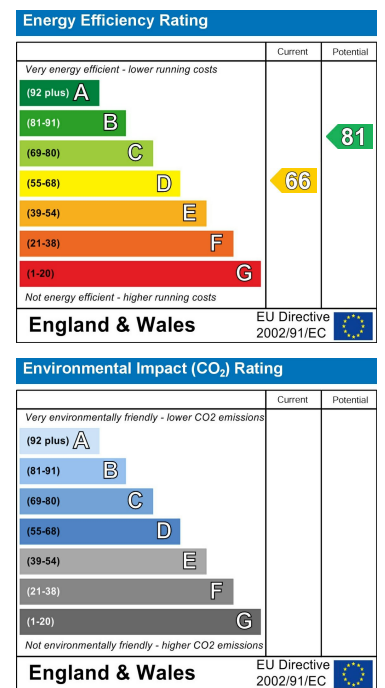
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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