RE/MAX PROPERTY HUB









29 Portland Crescent, Harwich, CO12 3QH

Asking price £265,000

Conveniently situated within easy reach of the town centre, local schools and seafront, this well-presented three-bedroom home offers spacious and well-proportioned accommodation, making it an ideal purchase for couples, families or those seeking a convenient central location.

The property comprises a spacious lounge/dining area and a well-appointed kitchen. To the first floor are three generous bedrooms, a modern family shower room and a separate WC.

Externally, the property benefits from a sunny aspect, tiered rear garden with gated side access. Further advantages include a shared driveway providing access to a garage with power and lighting, together with additional off-road parking to the front.

Combining generous accommodation, attractive outside space and a convenient central location, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

Entrance Porch 5'10" x 5'6" (1.79 x 1.70)
UPVC entrance porch with obscured windows to front and side aspect, a further entrance door leading to:-

Entrance Hall
Stairs to first floor, under stairs storage cupboards, door to lounge, openings through to kitchen and dining room.

Lounge 11'1" x 10'6" (3.38 x 3.22)
With bay window to front aspect, built in alcove shelving, opening through to:-

Dining Room 11'3" x 10'4" (3.44 x 3.17)
With UPVC Patio doors to rear aspect.

Kitchen 11'3" x 5'8" (3.43 x 1.74)
Fitted with a range of modern wall and base units, sink & drainer with mixer tap, built in oven, gas hob, extractor hood, spaces for fridge/freezer and dishwasher, complimentary wall tiling, window and back door to rear aspect.

First Floor Landing:
With doors to all 3 bedrooms, WC and shower room, window to side aspect, built in storage cupboard (housing combi boiler - 1 year old), loft access hatch.

Bedroom 1 13'7" x 9'8" (4.15 x 2.96)
With bay window to front aspect, fitted double wardrobes.

Bedroom 2 11'8" x 11'4" (3.58 x 3.47)
With window to rear aspect.

Bedroom 3 7'4" x 5'9" (2.25 x 1.76)
With angled bay window to front aspect.

Shower Room
Suite comprising:- shower cubicle, sink in vanity unit, wall mounted heated towel rail, plumbing and space for washing machine, fully tiled walls, obscured window to rear aspect.

Seperate WC
Low level WC, fully tiled walls, obscured window to side aspect.

Outside Areas:
The front and side of the property is paved with a shared driveway to the side and additional off road parking to the front, single garage (power & light connected), gated side access to the rear garden.

The rear garden is approx. 60' in depth and is currently tiered with a large wooden decked area to the higher level, steps leading down to the lower level which is mainly laid to lawn with established trees and bushes.

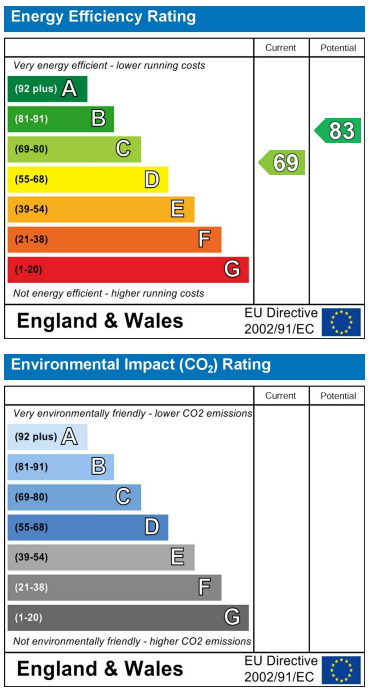
Floor Plan



Area Map



Energy Efficiency Graph



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