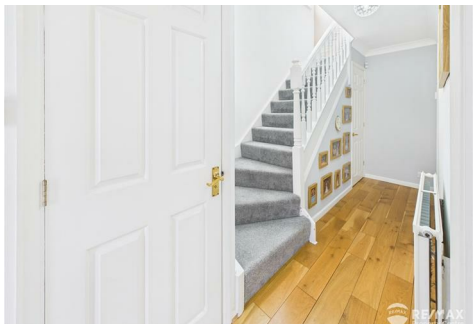




# RE/MAX

## PROPERTY HUB



**41 Hankin Avenue, Harwich, CO12 5HE**

**Price £300,000**

Situated in an ever popular cul-de-sac this detached property has lots to offer including an L-shaped lounge/diner, modern kitchen, downstairs WC, 3 great size bedrooms, 1 with en-suite, family bathroom all beautifully presented with attention to detail, externally benefitting from a garage plus off road parking and a well maintained rear garden to enjoy

Internal viewing is essential to appreciate this stunning family home

### Entrance Hall

Composite entrance door, internal doors leading to kitchen, GF WC and lounge/diner, understairs storage cupboard and stairs to first floor

### Kitchen 9'1" x 8'8" (2.78 x 2.65)

Fitted with a modern range of matching base and wall units, one and a half bowl stainless steel sink & drainer, built in oven, gas hob, extractor hood, spaces for fridge/freezer and dishwasher (or washing machine) under cupboard lighting, cupboard housing boiler and window to front aspect

### GF WC

Low level WC, wash hand basin with vanity unit, obscured window to front aspect

### Lounge/Diner 18'5" x 15'10" (5.62 x 4.84)

L shaped wide reception room with double glazed door leading to the rear garden and a window to rear aspect

### First Floor Landing

Window to side aspect, doors to all 3 bedrooms and bathroom, airing cupboard (railed & shelved) Loft access hatch (fully boarded with light and ladder)

### Bedroom 1 15'3" x 8'11" (4.65 x 2.74)

With window to rear aspect and door leading to en-suite shower room

### En-Suite Shower Room 6'11" x 4'5" (2.11 x 1.37)

Fitted shower cubicle, low level WC, sink in vanity unit, heated towel radiator and opaque window to side aspect

### Bedroom 2 9'4" x 9'3" (2.85 x 2.82)

Window to front aspect

### Bedroom 3 9'11" x 6'8" (3.03 x 2.04)

Window to rear aspect

### Family Bathroom 6'3" x 6'1" (1.92 x 1.86)

Modern suite comprising:- panelled bath with wall mounted shower and glass screen, low level WC, wash basin in vanity unit and opaque window to front aspect

### Outside Areas:

To the front of the property a driveway leading to single garage (power and light connected, sink, plumbing for washing machine, fully boarded and eaves storage) with additional off road parking also available for other vehicles

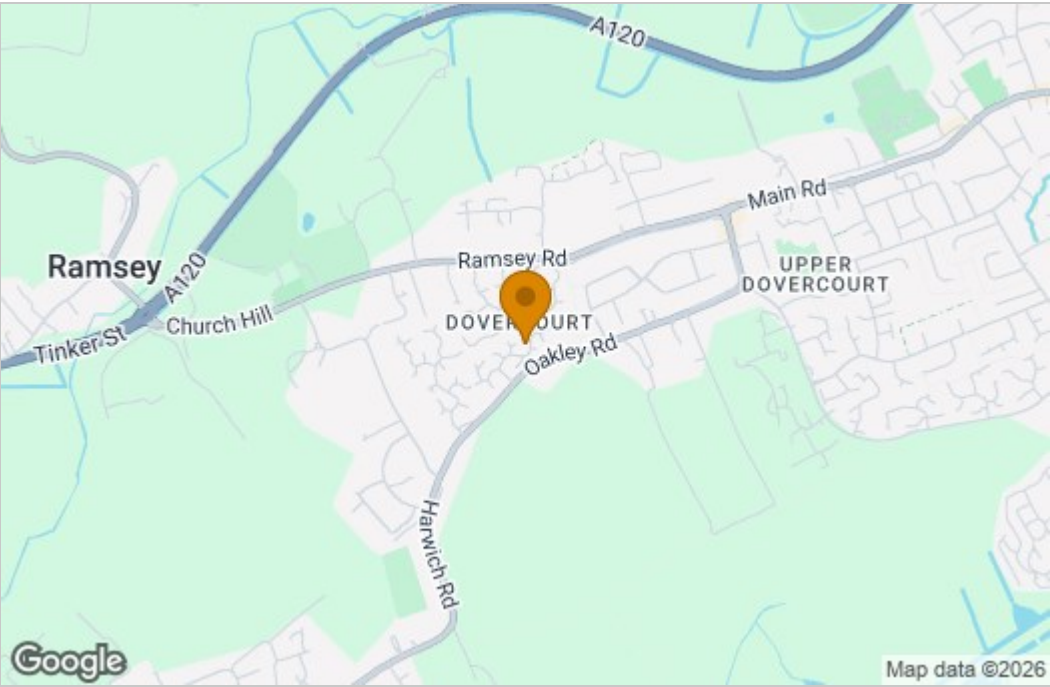
The fully enclosed rear garden is mainly laid to lawn with a paved patio area, raised planer beds, outside tap, access door to garage



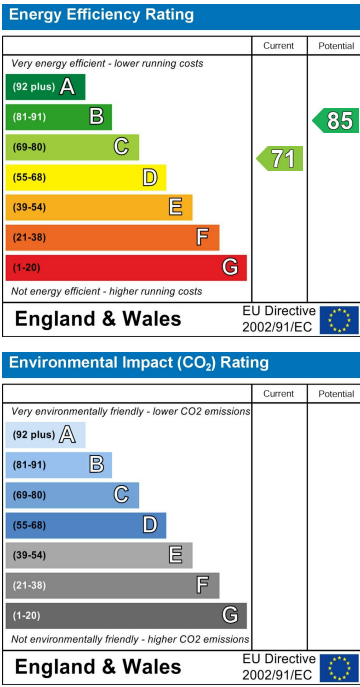
Floor Plan



Area Map



Energy Efficiency Graph



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