



RE/MAX

PROPERTY HUB



71 Heron Way, Harwich, CO12 3FD

Price £290,000

With over 1,100 sq. ft of living space, this beautifully presented townhouse is perfect for a larger family, with accommodation spread over 3 floors, 4 bedrooms, GF WC, family bathroom plus en-suite shower room to master bedroom, lounge, well equipped kitchen, charming rear garden with covered garden room to enjoy, a garage plus an additional allocated parking space to the rear of the home

Ideally located close to shops, town centre, schooling and train station, with distant estuary views from the rear

EPC: C

Council Tax Band: D

Entrance Hall

Doors through to kitchen, GF WC and lounge, stairs to first floor

Kitchen/Breakfast Room 16'9" x 6'1" (5.13 x 1.87)

Well equipped with modern wall and base units, ceramic sink/drainers with mixer tap, built in oven, gas hob (5 ring) and extractor hood, spaces for washing machine & dishwasher, space for American style fridge/freezer, complimentary wall tiling and window to front aspect

Lounge 13'7" x 12'11" (4.15 x 3.94)

With UPVC French doors leading out to garden room and rear garden

GF WC 5'8" x 2'10" (1.73 x 0.87)

Suite comprising low level WC, pedestal wash basin, extractor

First Floor Landing

Doors to family bathroom and bedrooms 2 & 4, window to front aspect, stairs up to second floor

Bedroom 2 12'4" x 10'9" (3.77 x 3.28)

One wall of fitted wardrobes/storage, window to rear aspect enjoying views across the Stour estuary

Bedroom 4 11'0" x 6'2" (3.36 x 1.90)

With window to front aspect

Family Bathroom 6'8" x 6'2" (2.05 x 1.90)

Modern suite comprising:- panelled bath with wall mounted shower, low level WC, pedestal wash basin, shaver point, fully tiled walls and chrome heated towel radiator

2nd floor landing

With doors to master bedroom and bedroom 3, loft access hatch

Master Bedroom 15'4" x 13'0" (4.69 x 3.98)

With 2 x double fitted wardrobes (mirror front), window to rear aspect offering estuary views, door leading to:-

En-Suite Shower Room 7'7" x 3'11" (2.33 x 1.20)

Suite comprising:- tiled shower cubicle, pedestal wash basin, low level WC, chrome wall mounted towel radiator, extractor

Bedroom 3 11'7" x 9'3" (3.54 x 2.84)

With fitted double wardrobe, airing cupboard (housing water tank), window to front aspect

Outside Areas:

To the front of the property a brick built car port plus an additional allocated parking space to the rear, gated side access to the rear garden

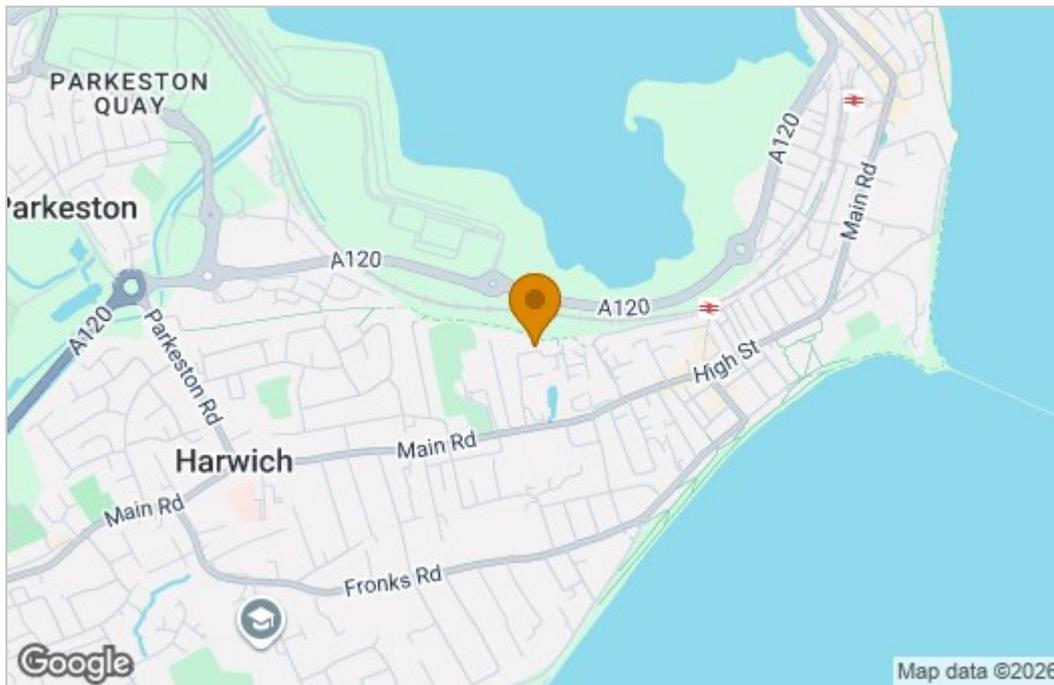
The charming rear garden is fully enclosed, mainly laid to lawn with established shrub borders to either side, wooden storage shed

A wooden construction covered garden room allows use/enjoyment of the garden in all weathers

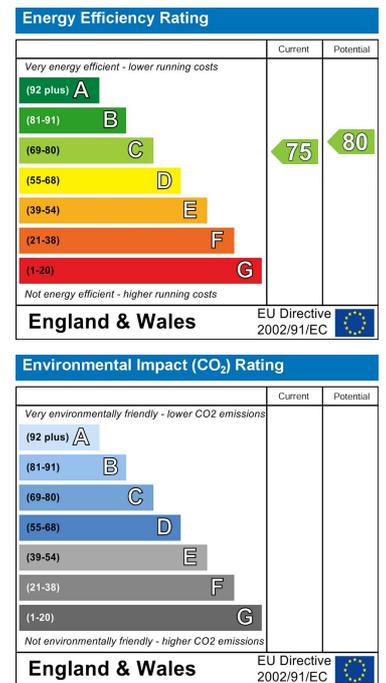
Floor Plan



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.

Tending,
 Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>