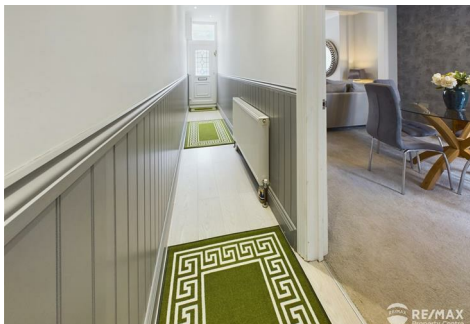




RE/MAX

PROPERTY HUB



14 Lee Road, Harwich, CO12 3SJ

Offers over £225,000

Beautifully presented and deceptively spacious, this three-bedroom home is set in a popular location within easy reach of the beach/seafront, shops, and local schools. Inside, the property boasts a 22ft lounge/diner filled with natural light, a modern fully integrated kitchen, a useful utility room, a family bathroom, and an additional upstairs WC for convenience.

With high ceilings and generously proportioned rooms throughout, the home feels bright and airy. Outside, both the front and rear gardens are designed for low maintenance, providing attractive yet practical spaces to enjoy.

Viewing is highly recommended to appreciate all that this home offers.

Entrance Hall

With high ceilings and full of natural light, understairs storage cupboard, back door to side leading to rear garden

Lounge/Diner 21'11" x 10'11" (6.70 x 3.34)

With bay window to front aspect, feature fireplace and double glazed French doors leading to rear garden

Kitchen 10'1" x 7'10" (3.09 x 2.41)

Fitted with a modern range of wall and base units, integrated fridge & freezer, dishwasher, breakfast bar, ceramic sink/drainage, integrated cooker, hob & hood, window to side aspect, leads through to:-

Bathroom/Utility Area 8'0" x 5'5" (2.46 x 1.67)

Modern suite comprising panelled bath with glass shower screen and wall mounted shower, vanity sink, low level WC, heated towel rail, extractor fan, complimentary tiled walls, obscured window to rear aspect, leads to utility area

Utility Area: space and plumbing for washing machine & tumble dryer (double stacked), window to side aspect

Upstairs Landing

With 2 hatches for loft access, doors to all 3 bedrooms and upstairs WC, window to side aspect

Bedroom 1 11'8" x 11'0" (3.58 x 3.36)

2 windows to front aspect and one whole wall of fitted wardrobes

Bedroom 2 11'1" x 11'0" (3.38 x 3.37)

With window to rear aspect

Bedroom 3 7'11" x 7'4" (2.43 x 2.25)

With window to rear aspect

Upstairs WC

Complimentary wall tiling, low level WC, vanity basin and extractor fan

Outside Areas:

Both front and rear gardens are paved and low maintenance, the pleasant rear garden is courtyard style

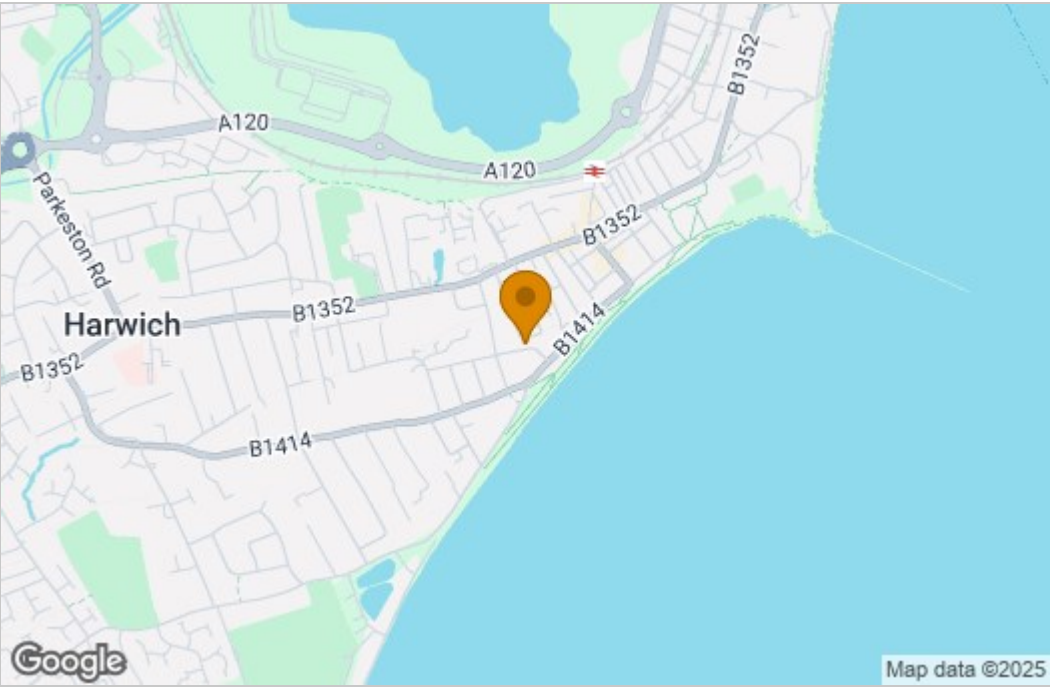
Heating: GCH - Combi Boiler

Parking: On Road

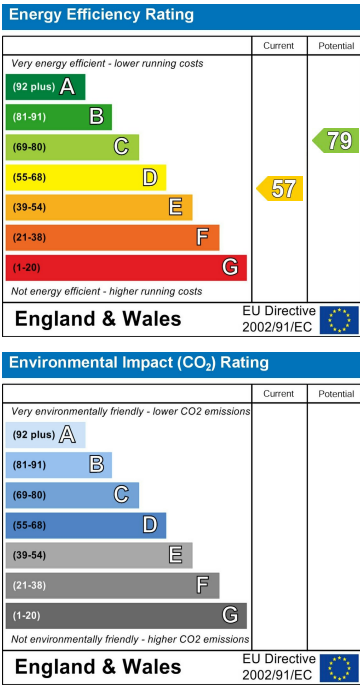
Floor Plan



Area Map



Energy Efficiency Graph



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