



RE/MAX

PROPERTY HUB



20 Ray Avenue, Harwich, CO12 4BA

Price £260,000

Located in a popular area, this semi-detached home offers 3 bedrooms, modern kitchen, lounge/diner, family bathroom, driveway, detached single garage/workshop and a great sized split level rear garden which backs onto a recreational space/play park. Extremely well presented throughout

Close to local schools and amenities

Council Tax Band: C
Awaiting EPC

Entrance Hall

With under stairs storage cupboard, stairs to first floor and doors through to lounge/diner and kitchen

Lounge/Diner 20'8" x 12'5" (6.32 x 3.81)

With double aspect windows to front and rear aspects and double glazed door leading to rear garden

Kitchen 10'7" x 8'9" (3.25 x 2.68)

Newly fitted in 2022! fitted with a modern range of wall and base units, pull out pantry cupboard, sink & drainer, built in cooker, hob and extractor hood, integral dishwasher, integral washing machine, space for fridge/freezer, with window overlooking the rear garden and back door allowing access to the rear.

First Floor Landing

With window to side aspect, doors to all bedrooms and family bathroom, access hatch to loft (fully boarded)

Bedroom 1 11'11" x 9'11" (3.65 x 3.04)

With window to front aspect

Bedroom 2 10'5" x 8'5" (3.19 x 2.58)

With window to rear aspect

Bedroom 3 8'9" x 8'8" (2.67 x 2.66)

With built in storage cupboard and window to front aspect

Family Bathroom

Modern suite comprising panelled bath with wall mounted shower, low level WC, sink in vanity unit, heated towel rail, airing cupboard housing water tank and obscured window to rear aspect

Outside Areas:

The front garden is mainly laid to lawn with shrubbed borders, a paved driveway offering off road parking for 2 vehicles, with double gates leading to detached single garage/workshop and the rear garden

The generous rear garden is fully enclosed and backs onto a recreational field/play park so not overlooked at all!

Split level with a paved patio area, lawned area, and a further patio at the rear of the garden to ensure you can enjoy the sun all day long!

The single detached garage/workshop has power and light connected

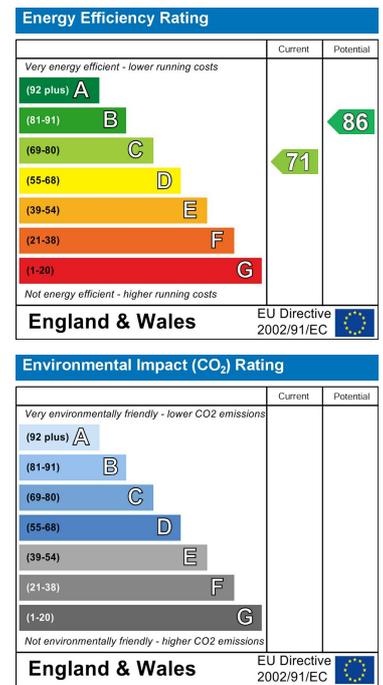
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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