



RE/MAX

PROPERTY HUB



17 Rectory Road, Harwich, CO12 5JX

Guide price £270,000

**** Guide Price £270,000 - £280,000 **** Perfectly situated in the sought after village of Little Oakley and backing onto paddocks, this semi-detached home is extremely well presented throughout and offers 3 bedrooms, lounge, dining room, kitchen, ground floor WC/bathroom, a driveway allowing off road parking and a pleasant rear garden backing on to paddocks/fields **** new windows and doors fitted throughout recently ****

Heating: Air Source Heat Pump

Council Tax: B

EPC: D

Entrance Hall

Stairs to first floor, window to front aspect, doors to lounge, kitchen & WC/bathroom

Lounge 18'11" x 9'5" (5.78 x 2.89)

With window to front aspect, wooden feature mantel, opens through to dining room

Dining Room 9'1" x 7'3" (2.79 x 2.22)

With window to side aspect and French doors opening onto rear garden with views across the paddocks

Kitchen 11'6" x 7'5" (3.52 x 2.28)

Fitted with a range of matching wall and base units, wooden worktops, complimentary wall tiling, built in oven, hob and extractor hood, space for fridge/freezer, space for washing machine, space for dishwasher, ceramic sink/drainage, built in pantry storage, windows to side and rear aspect, double glazed back door to rear garden

GF WC & Bathroom

Cloakroom with low level WC, window to side aspect, opens through to:-

Bathroom area with panelled bath, shower, shower screen, sink in vanity unit, heated towel radiator and opaque window to side aspect, underfloor heating

First Floor Landing

With window to front aspect and doors to all 3 bedrooms

Bedroom 1 12'9" x 10'0" (3.91 x 3.07)

With window to rear, far reaching views across paddocks/fields

Bedroom 2 11'1" x 9'11" (3.38 x 3.04)

With window to rear, far reaching views across paddocks/fields

Bedroom 3 8'9" x 7'11" (2.68 x 2.43)

With window to front aspect and built in storage, loft access hatch

Outside Areas:

To the front of the property a driveway offering off road parking for at least 2 vehicles, side gate allowing access to the rear garden

The rear garden is fully enclosed and mainly laid to lawn, with paved patio area, 2 wooden storage sheds (one of which houses hot water tank and heating controls)

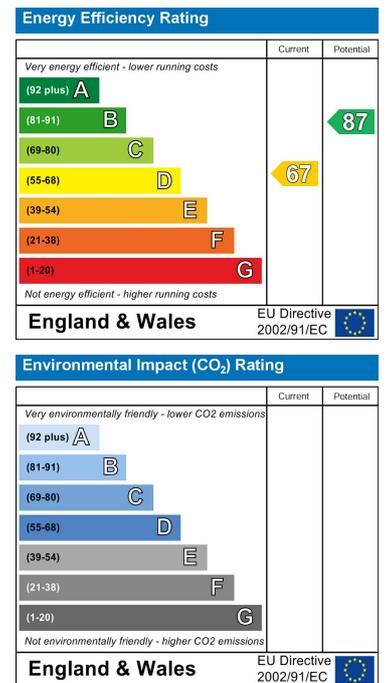
Floor Plan



Area Map



Energy Efficiency Graph



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