



RE/MAX

PROPERTY HUB



4 Rowlands Yard Main Road, Harwich, CO12 4ND

Guide price £190,000

Guide Price: £190,000 - £200,000

**** No Onward Chain **** This semi detached cottage is located in a quiet area, accessed by a private lane just off the main road, with entrance lobby, lounge, kitchen (white goods included in sale), conservatory, ground floor bathroom, 2 bedrooms, attic room, courtyard style garden and off road parking to the front, well presented throughout and 'Move in Ready'

Council Tax Band: A
EPC: E
Double Glazing
Gas Central Heating

Entrance Lobby 5'5" x 4'0" (1.66 x 1.22)

With window to side aspect and storage cupboard, door to;

Conservatory 16'11" x 7'8" (5.17 x 2.36)

Edwardian style and full of natural light, with french doors leading to rear garden and door through to kitchen

Kitchen 11'1" x 8'7" (3.40 x 2.64)

Fitted with a range of wall and base units, cooker with gas hob, extraction hood, washing machine, integrated dishwasher, fridge/freezer, built in storage, one and a half bowl sink/drain, window to rear aspect and doors leading to inner lobby and lounge

Lounge 11'7" x 11'6" (3.54 x 3.51)

Window to front aspect and open fireplace

Inner Lobby

Stairs to first floor and door leading to;

GF Bathroom 6'11" x 6'3" (2.13 x 1.92)

Suite comprising panelled bath with centralised taps, wall mounted shower, pedestal wash basin, low level WC, extractor fan, heated towel radiator, cupboard housing combi boiler, built in storage, double aspect opaque windows to both sides

First Floor Landing

with doors to both bedrooms and further staircase leading to attic room

Bedroom 1 11'5" x 11'5" (3.49 x 3.48)

Window to front aspect, newly laid carpet

Bedroom 2 11'6" x 8'5" (3.53 x 2.58)

Window to rear aspect

Attic Room

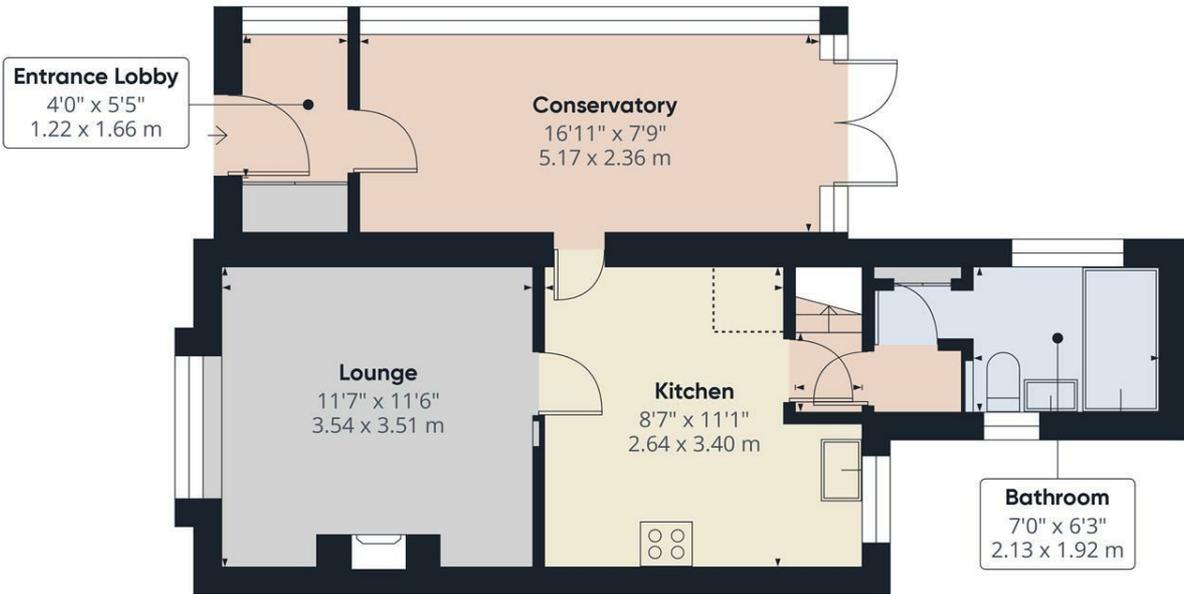
with restricted head height, 2 skylights and newly laid carpet

Outside Areas:

Off road parking is available to the front of the property.

The sunny rear garden is paved and courtyard style to the rear and side, storage shed to remain, outside tap

Floor Plan



Approximate total area⁽¹⁾
 501.91 ft²
 46.63 m²

Reduced headroom
 6.03 ft²
 0.56 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

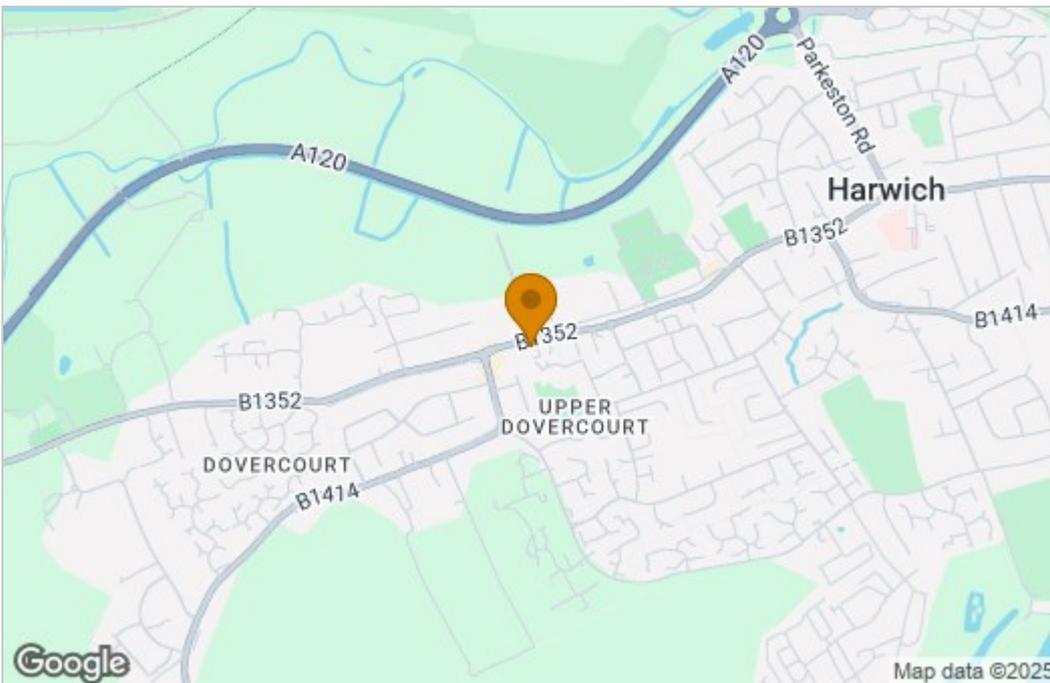
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

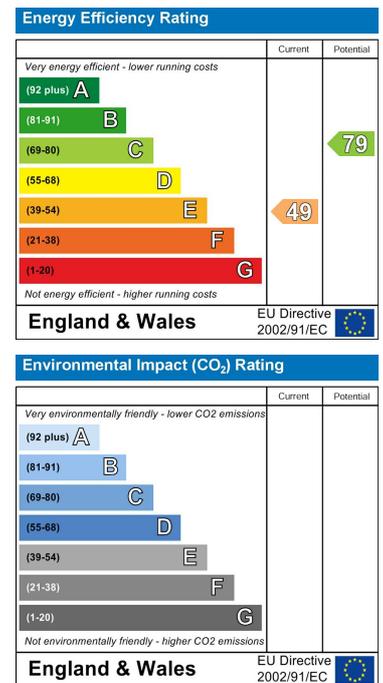
GIRAFFE360

Floor 0

Area Map



Energy Efficiency Graph



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