



RE/MAX

PROPERTY HUB



6 Grafton Road, Harwich, CO12 3BB

Price £175,000

Perfect for first time buyers/landlords, being sold with no onward chain this terraced home benefits from a 22' lounge/diner, modern kitchen/utility, upstairs bathroom, 2 great size bedrooms and a sunny aspect courtyard style garden to the rear, located just a few minutes walk to the train station, town centre and beach/seafront

Council Tax: Band A

EPC: D

Heating: Gas Central Heating

Double Glazing

Entrance Hall

With opening leading through to lounge/diner and stairs to first floor

Lounge/Diner 22'3" x 9'8" (6.79 x 2.96)

Bay fronted window to front aspect, window to rear aspect, understairs storage cupboard and door through to kitchen/utility

Kitchen/Utility Area 18'1" x 14'3" (5.53 x 4.36)

Fitted with a range of modern wall and base units, stainless steel sink/drainage, built in electric cooker & hob, extractor hood, spaces for fridge/freezer, dishwasher, plumbing for washing machine, windows to both side and rear aspects, side door leading to rear courtyard garden

First Floor Landing

Access to both bedrooms and bathroom, loft access hatch

Bedroom 1 12'11" x 10'2" (3.95 x 3.10)

With 2 windows to front aspect

Bedroom 2 9'8" x 7'3" (2.96 x 2.21)

With window to rear aspect

Bathroom 10'2" x 7'10" (3.12 x 2.39)

Spacious bathroom with suite comprising panelled bath with wall mounted shower & screen, pedestal wash hand basin, low level WC, airing cupboard and opaque window to rear aspect

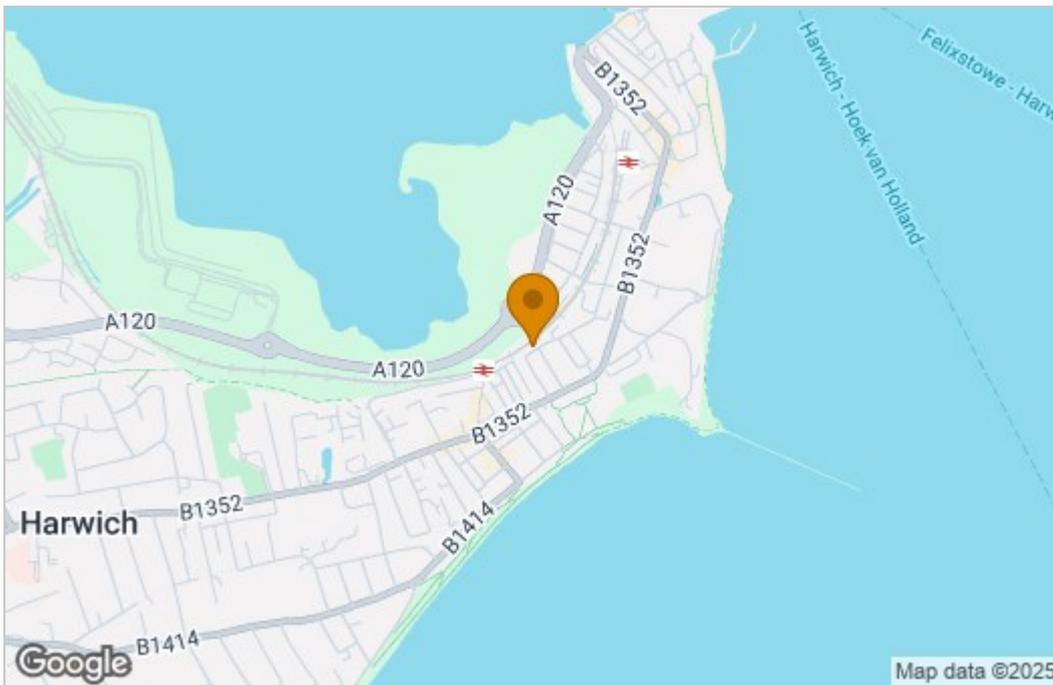
Outside Areas:

To the front of the property a small courtyard area giving access to the entrance door, the rear garden is courtyard style and fully enclosed with a back gate for access

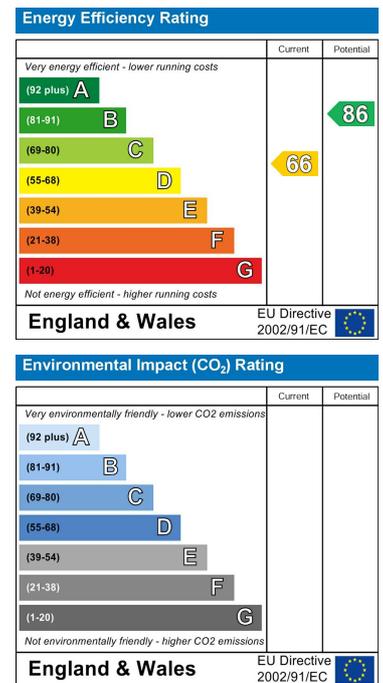
Floor Plan



Area Map



Energy Efficiency Graph



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