



# RE/MAX

## PROPERTY HUB



**43 The Vineway, Harwich, CO12 4BH**

**Price £230,000**

This charming semi-detached bungalow positioned in a popular and peaceful location, available now with no onward chain! With 2 bedrooms, lounge, sun room, kitchen, bathroom, a low maintenance rear garden, plentiful off road parking plus a garage, life on one level has never looked so good

Gas Central Heating - Combi Boiler  
Fully Double Glazed  
EPC Rating: C  
Council Tax Band: B

### Entrance Hall

With 2 built in storage cupboards, doors to all rooms and loft access hatch (loft is insulated and fully boarded) newly laid carpet

### Lounge 17'1" x 10'11" (5.22 x 3.33)

Feature fireplace with decorative tiling and wooden surround, 2 windows to rear aspect and door leading through to Sun Room, newly laid carpet

### Sun Room 11'2" x 5'0" (3.42 x 1.54)

With door leading out to rear garden

### Kitchen 10'7" x 9'3" (3.23 x 2.84)

Fitted with a range of wooden wall and base units, inset sink with mixer tap, built in cooker, hob and extractor hood, space for microwave, spaces for washing machine, tumble dryer, fridge, and freezer, window to rear aspect and side door leading out to driveway, wall mounted gas boiler (combi)

### Bedroom 1 13'3" x 10'10" (4.05 x 3.32)

With window to front aspect, 2 double fitted wardrobes and dressing table

### Bedroom 2 9'6" x 7'8" (2.90 x 2.36)

Window to front aspect

### Bathroom 5'10" x 5'10" (1.80 x 1.79)

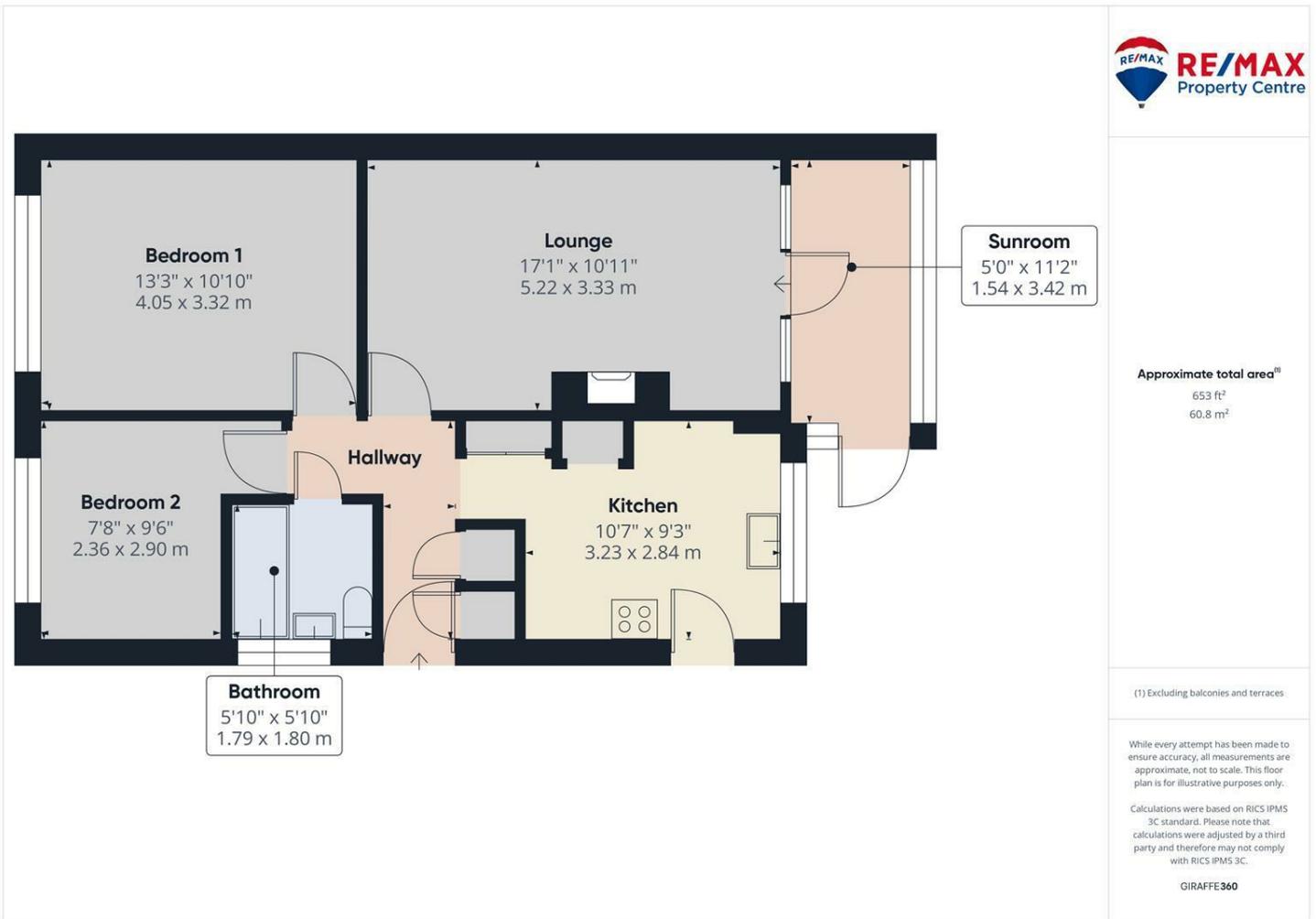
Suite comprising:- panelled bath, low level WC, wash basin in vanity unit, wall mounted towel radiator, fully tiled and opaque window to side aspect

### Outside Areas:-

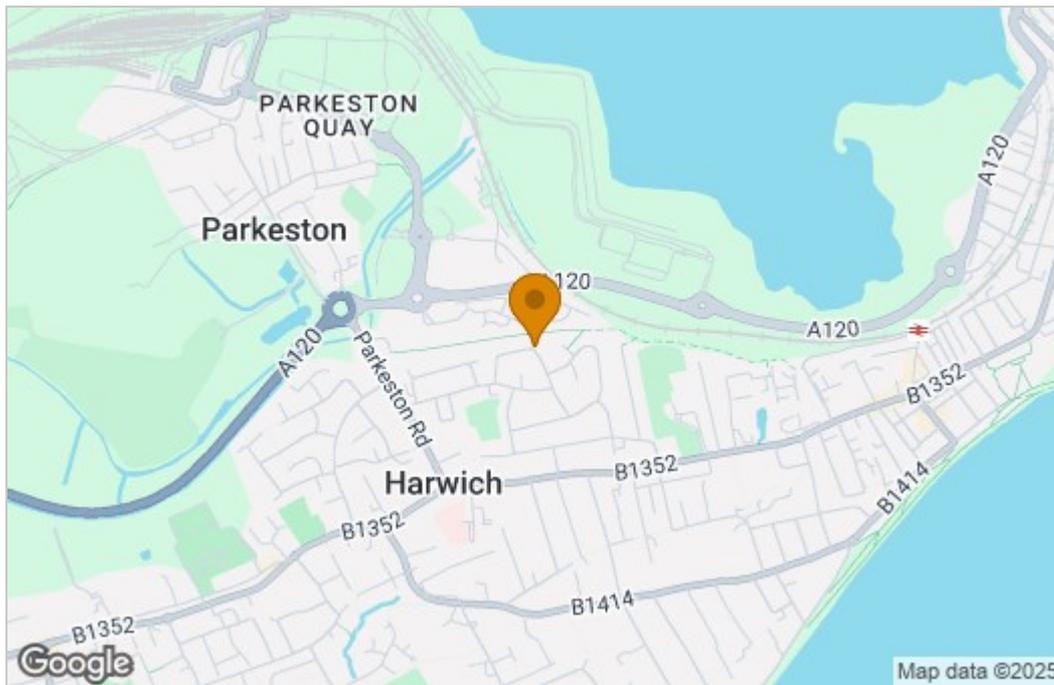
To the front of the property a block paved driveway allowing off road parking for multiple vehicles, a side driveway allowing access to the single garage with power & light connected and a personnel door to the rear garden, wooden side access gate to the garden

The rear garden is fully enclosed and low maintenance, mainly block paved, wooden storage shed to remain

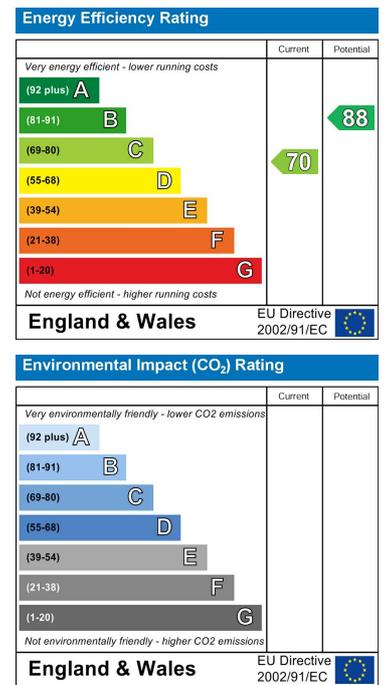
# Floor Plan



# Area Map



# Energy Efficiency Graph



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