



RE/MAX

PROPERTY HUB



23 Pound Farm Drive, Harwich, CO12 4LB

Price £210,000

This well-presented terraced family home is ideally located close to local schools and shops, making it a perfect choice for first-time buyers or young families.

The property offers three generously sized bedrooms, a spacious lounge, and a large kitchen/diner, along with a modern family bathroom. To the rear is a good-sized garden, providing plenty of space for outdoor enjoyment.

Entrance Porch

Part glazed door leading to:-

Entrance Hall

With doors leading to lounge and kitchen, under stairs storage cupboard and stairs to first floor

Lounge 13'10" x 12'9" (4.24 x 3.89)

With bay window to front aspect and feature alcove

Kitchen/Diner 17'11" x 11'1" (5.47 x 3.38)

Fitted with a range of wall and base units, ceramic sink/drainage with mixer tap, complimentary wall tiling, range style cooker with gas hob and extractor hood, spaces for fridge/freezer, washing machine, tumble dryer and under counter fridge, 2 large storage cupboards (one housing combi boiler), 2 windows and French doors leading to rear garden

First Floor Landing

Doors to all 3 bedrooms and bathroom, large storage cupboard and loft access hatch (fully boarded)

Bedroom 1 12'4" x 10'11" (3.78 x 3.34)

With window to front aspect and double hanging rails for storage

Bedroom 2 11'2" x 10'7" (3.42 x 3.25)

With window to rear aspect and built in storage

Bedroom 3 10'0" x 9'4" (3.07 x 2.87)

Window to front aspect and 2 built in storage cupboards

Family Bathroom 7'11" x 5'6" (2.43 x 1.69)

Suite comprising:- panelled bath with wall mounted shower & screen, part tiled walls, pedestal wash basin, low level WC, chrome wall mounted heated towel rail and opaque window to rear aspect

Outside Areas:

The front of the property is back from the road and enclosed by a brick wall with access gate leading to entrance porch, shared side access to the rear garden

The rear garden is fully enclosed and offers a large patio area for entertaining, the remainder is laid to lawn, timber storage shed to remain, outside tap

Floor Plan

Floor 0

- Entrance Porch: 5'9" x 1'6" (1.77 x 0.46 m)
- Hallway
- Lounge: 12'9" x 13'11" (3.89 x 4.24 m)
- Kitchen/Diner: 17'11" x 11'1" (5.47 x 3.38 m)

Floor 1

- Bedroom 3: 10'0" x 9'4" (3.07 x 2.87 m)
- Landing
- Bedroom 1: 10'11" x 12'4" (3.34 x 3.78 m)
- Bedroom 2: 10'8" x 11'2" (3.25 x 3.42 m)
- Bathroom: 7'11" x 5'6" (2.43 x 1.69 m)

RE/MAX
Property Centre

Approximate total area⁽¹⁾

929 ft²
86.4 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="border: 2px solid green; padding: 5px; width: 30px; margin: 0 auto;">86</div> <div style="border: 2px solid green; padding: 5px; width: 30px; margin: 5px auto;">69</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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