



# RE/MAX PROPERTY HUB



RE/MAX  
Property Centre



**159 Fronks Road, Harwich, CO12 4JE**  
**Offers over £190,000**

\*\* No Onward Chain \*\* In a sought after location close to local schooling, shops, seafront and local bus routes, this 2 bedroom end terraced home offers a 100ft rear garden, 24' lounge/diner, kitchen with skylight, first floor shower room, double glazing and gas central heating

Council Tax Band: B  
EPC: E

## Entrance Porch

UPVC part glazed, leading to entrance door

## Entrance Hall

With stairs to first floor and door leading through to :-

### Lounge/Diner 24'3" x 10'4" (7.40 x 3.15)

With brick feature fireplace housing electric fire (not tested by agent), window to front aspect, storage cupboard housing combi boiler and a large walk in pantry cupboard

### Kitchen 12'8" x 6'11" (3.87 x 2.11)

Fitted with a modern range of wall and base units, built in electric oven and hob, stainless steel sink/drainer, dishwasher, space for washing machine, space for fridge/freezer, larder cupboard, complimentary wall tiling, with window to rear aspect, skylight and back door leading to rear garden

## First Floor Landing

With doors to both bedrooms and shower room, window to side aspect and loft access hatch

### Bedroom 1 12'1" x 10'4" (3.69 x 3.17)

With Cast Iron feature fireplace, walk in wardrobe with light connected and window to front aspect

### Bedroom 2 11'10" x 7'3" (3.63 x 2.22)

With window to rear aspect

### Shower Room 8'11" x 6'1" (2.72 x 1.87)

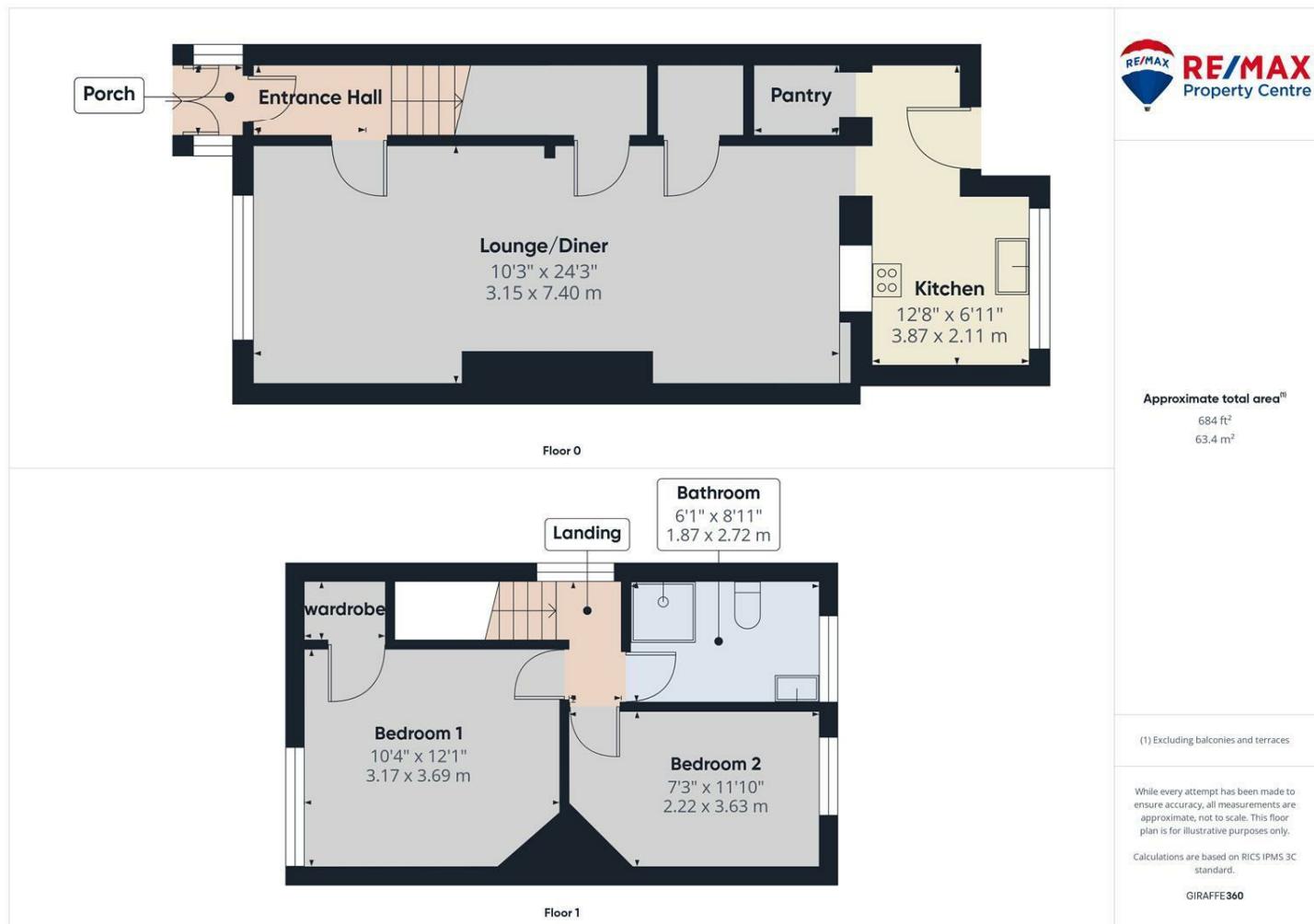
Suite comprising:- Corner shower cubicle with electric shower, pedestal wash basin, low level WC, complimentary wall tiling and opaque window to rear aspect

## Outside Areas:

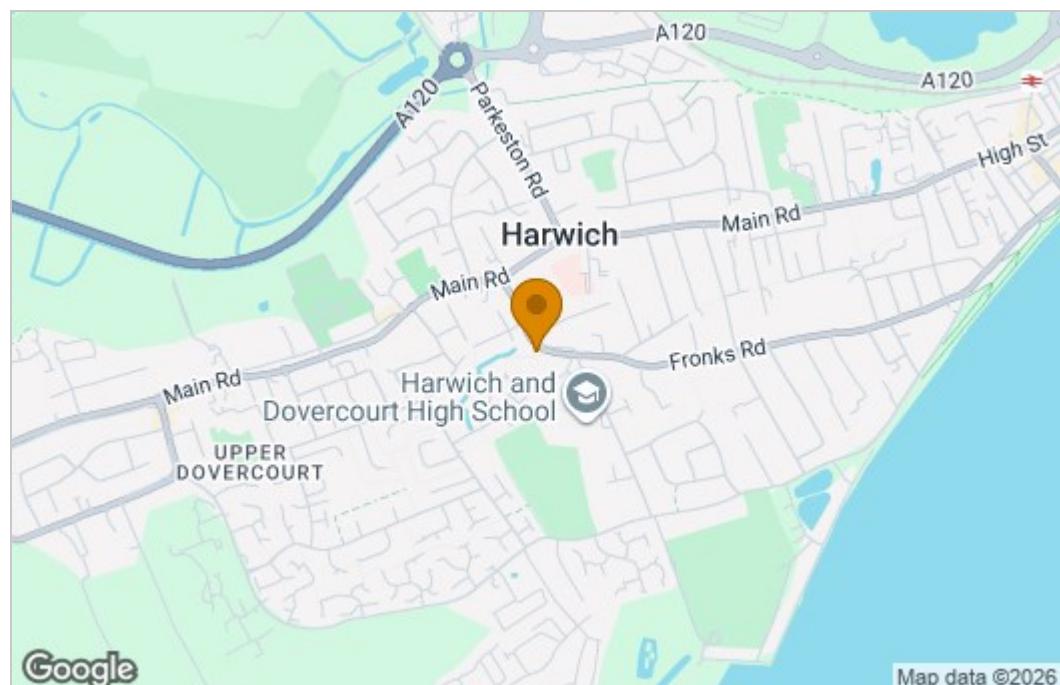
To the front of the property a shrubbed area and path leading to the porch, there is gated side access to the rear of the property which is also a right of way for adjacent properties

The rear garden is approx. 100ft and enjoys a paved patio area, the remainder is mainly laid to lawn with mature shrub and tree borders, 2 garden sheds to remain, wildlife pond and vegetable/fruit patch

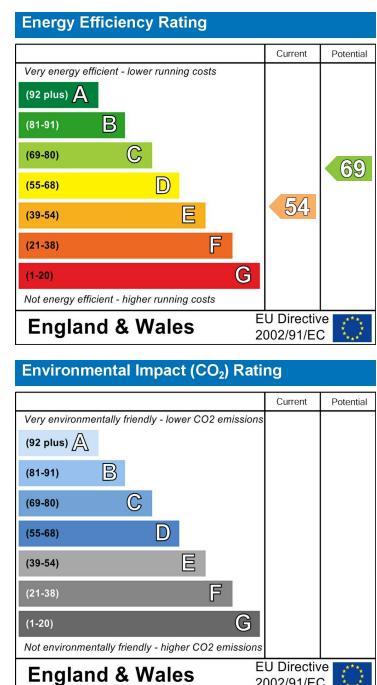
## Floor Plan



## Area Map



## Energy Efficiency Graph



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