



RE/MAX

PROPERTY HUB



71 King Georges Avenue, Harwich, CO12 4AE

Price £200,000

**** No Onward Chain **** Requiring some modernisation but with so much potential! this semi-detached home has been in the same family for over 60 years, located close to town centre, schooling and train station and offering 3 great size bedrooms, lounge, large kitchen/diner, GF bathroom, a rear garden of approx. 80ft and a front garden which could be transformed into off road parking (STP)

Council Tax Band: B
Awaiting EPC

Entrance Hall

With stairs to first floor, window to side aspect and doors leading through to lounge, dining room and GF bathroom

Lounge 13'4" x 11'3" (4.08 x 3.43)

With wooden fire surround housing gas fire (not tested by agent) and window to front aspect

Kitchen 11'10" x 10'6" (3.61 x 3.21)

Fitted with a range of wooden base and wall units, built in double oven, gas hob and extractor hood, spaces for all appliances, windows to both rear and side aspects, back door leading to rear garden, opens through to dining room

Dining Room 11'6" x 11'4" (3.51 x 3.46)

Leads through to kitchen area

GF Bathroom 8'1" x 7'7" (2.47 x 2.32)

Suite comprising shower cubicle and panelled bath, pedestal wash basin, low level WC and opaque window to rear aspect

First Floor Landing

With doors to all 3 bedrooms, window to side aspect and loft access hatch

Bedroom 1 16'4" x 11'2" (4.98 x 3.41)

With 2 windows to front aspect, double built in storage cupboard and an additional built in storage cupboard

Bedroom 2 10'8" x 9'10" (3.26 x 3.01)

With window to rear aspect and double storage cupboard

Bedroom 3 8'5" x 8'1" (2.57 x 2.48)

Window to rear aspect and built in storage cupboard

Outside Areas:

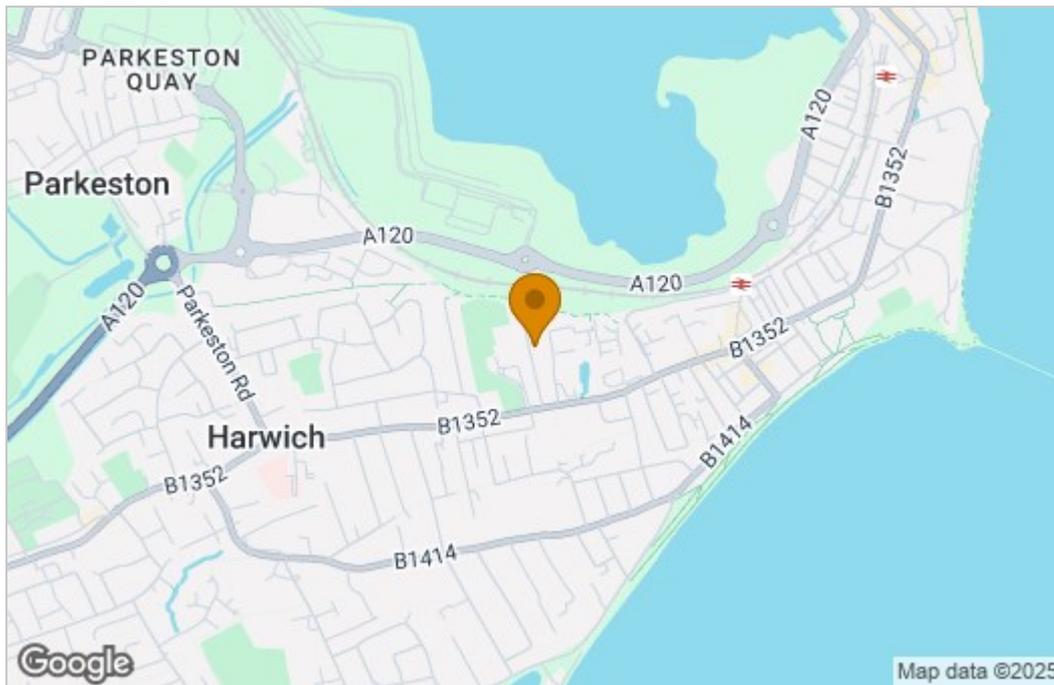
The front of the home is pushed back from the road and mainly laid to lawn, gated side access to rear garden, potential for off road parking at the front (subject to planning)

The rear garden is approximately 80ft in length, mainly laid to lawn with a block paved patio area, outside tap and gated access leading to the front

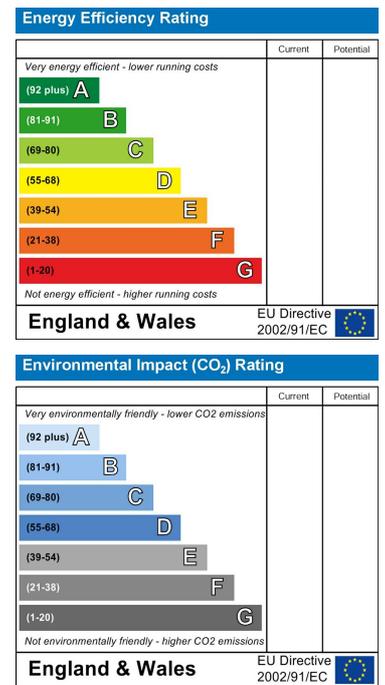
Floor Plan



Area Map



Energy Efficiency Graph



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