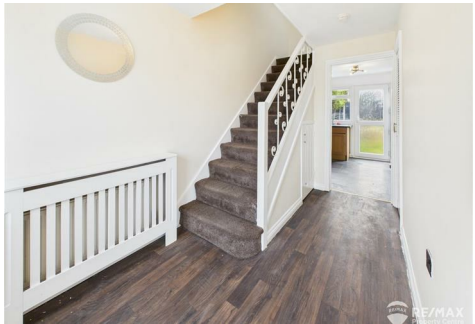




# RE/MAX

## PROPERTY HUB



## 34 Long Meadows, Harwich, CO12 4UX

### Guide price £210,000

\*\* Guide Price £210,000 - £220,000 \*\* No Onward Chain \*\* This well-positioned terraced home is within walking distance of local schools and the beach/seafront, making it a superb choice for families or first-time buyers. The property offers three bedrooms, a generous 23ft lounge/diner, a fitted kitchen, and a family bathroom.

Outside, there are both front and rear gardens providing outdoor space to enjoy, along with the added benefit of a single garage located in a nearby block.

With its convenient location and versatile layout, this home offers fantastic potential for buyers looking to put their own stamp on a property in a sought-after area.

Council Tax Band: B | EPC: D

### Entrance Hall

Double glazed sliding door leading to further door, stairs to first floor, large storage cupboard, under stairs storage and doors through to lounge/diner and kitchen

### Lounge/Diner 23'2" x 8'5" (7.07 x 2.59)

With window to front aspect and double glazed patio doors to rear garden

### Kitchen 9'5" x 9'4" (2.88 x 2.86)

Fitted with a range of wall and base units, stainless steel sink and drainer, space for fridge/freezer, plumbing and space for washing machine, oven and gas hob, cupboard housing gas boiler, window to rear aspect, back door leading to garden

### First Floor Landing

Doors to all 3 bedrooms and bathroom, loft access hatch

### Bedroom 1 12'2" x 11'1" (3.73 x 3.38)

With window to front aspect

### Bedroom 2 11'1" x 10'9" (3.40 x 3.29)

With window to rear overlooking allotment area, storage cupboard housing hot water cylinder

### Bedroom 3 7'3" x 6'11" (2.22 x 2.13)

With window to front aspect

### Bathroom 6'10" x 5'6" (2.09 x 1.68)

Suite comprising panelled bath with wall mounted shower, pedestal wash basin, low level WC, tiled walls and opaque window to rear aspect

### Outside Areas:

The front of the property is mainly laid to lawn with a path to front door

The rear garden incorporates paving and a lawned area, fully enclosed and a wooden storage shed to remain

The property also benefits from a garage situated in a block to the side

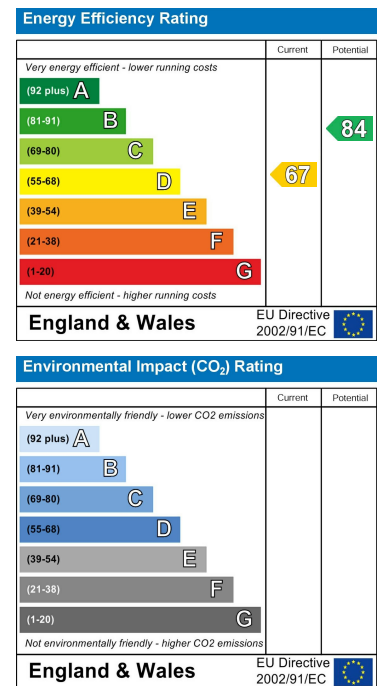
# Floor Plan



# Area Map



# Energy Efficiency Graph



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