



# RE/MAX

## PROPERTY HUB



**45 Lee Road, Harwich, CO12 3SG**

**Price £220,000**

Situated within close proximity of the seafront and offered with NO ONWARD CHAIN, this spacious 3 bedroom home is freshly decorated and recently renovated, move-in ready!, close to local shops and schooling it benefits from a 22' lounge/diner, white gloss kitchen, bathroom + separate first floor WC, low maintenance front and rear gardens, its high ceilings and spacious bright rooms make viewing essential!

### Entrance Hall

UPVC entrance door leading to hallway with storage space, further door leading through to lounge/diner

### Lounge/Diner 22'4" x 11'0" (6.81 x 3.37)

High ceilings and real wood flooring, bay window to front aspect, UPVC double glazed door leading to rear garden, dado rail, walk in storage cupboard and inner door leading through to kitchen

### Kitchen 10'0" x 8'6" (3.07 x 2.60)

Fitted with a matching range of wall and base units, spaces for fridge, freezer and washing machine, built in electric oven, gas hob with extractor, complimentary wall tiling, window to side aspect, opening to inner lobby

### Inner Lobby

UPVC double glazed back door (newly fitted) leading to rear garden and door through to GF bathroom

### GF Bathroom/WC 8'0" x 5'3" (2.45 x 1.62)

Suite comprising:- 'P' bath with wall mounted Thermostatic double shower and screen, wash basin with vanity storage, part tiled walls, opaque window to rear aspect and opening to WC with further opaque window to side aspect

### First Floor Landing

With loft access hatch, doors to all 3 bedrooms and upstairs WC, window to side aspect, fire & carbon monoxide detectors (hard-wired), storage cupboard housing combi boiler (approx. 3 years old)

### Bedroom 1 14'2" x 10'8" (4.34 x 3.26)

With 2 windows to front aspect

### Bedroom 2 11'0" x 10'11" (3.36 x 3.35)

Window to rear aspect

### Bedroom 3 8'7" x 7'6" (2.64 x 2.30)

With newly fitted window to rear aspect

### WC

Low level WC, wash basin with vanity storage, extractor

### Outside Areas:

The front garden is low maintenance and laid to stone, brick built wall enclosing

The rear garden is fully enclosed with the option for a rear access gate if required, a concrete hard standing in place, paved area, planting border to the side

### Agents Note:

The property has had a new consumer unit and undergone a partial re-wire

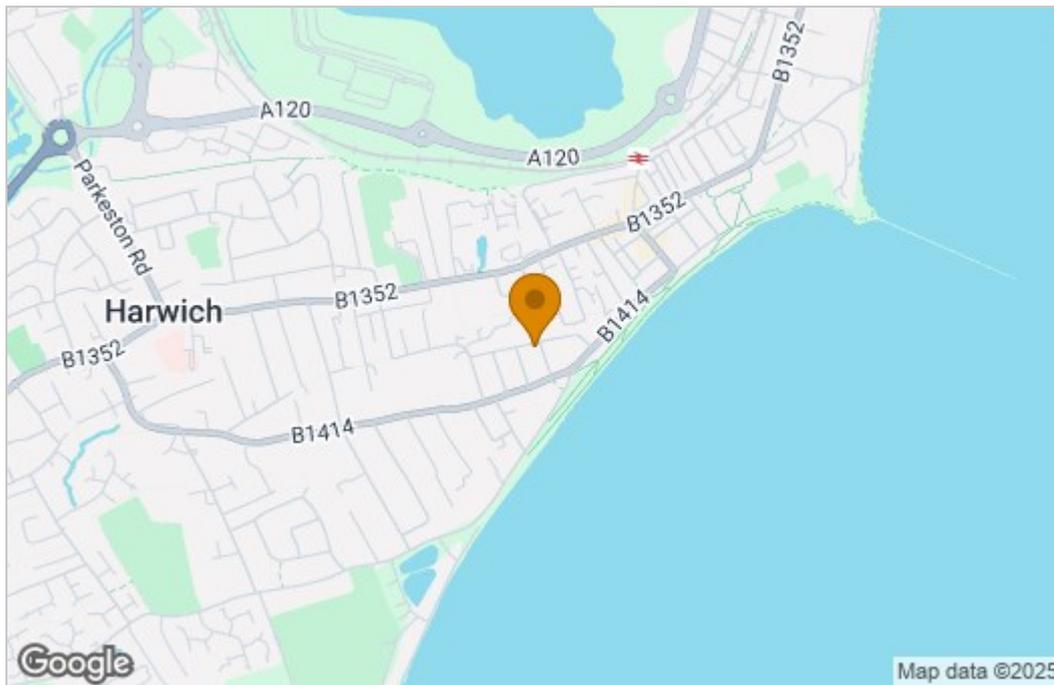
With current gas and electrical safety certificates, this property would appeal to but to let investors and

could achieve a monthly rental of £1250.00 per month

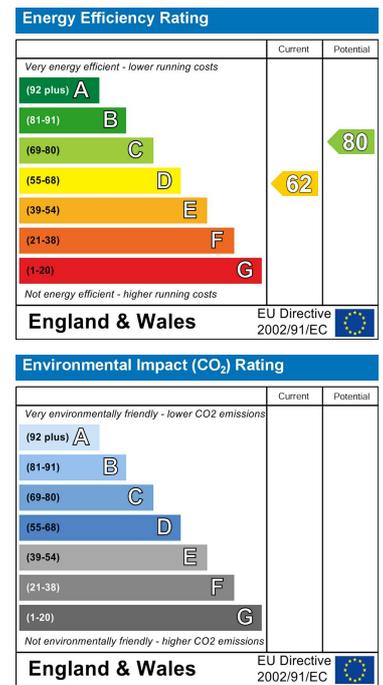
# Floor Plan



# Area Map



# Energy Efficiency Graph



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