



# RE/MAX

## PROPERTY HUB



**28 Lee Road, Harwich, CO12 3SJ**

**Price £235,000**

This recently renovated and versatile home benefits from 3 double bedrooms (1 on GF) Lounge, Kitchen, Utility, GF WC, upstairs a spacious bathroom with free standing tub and double walk in shower, and low maintenance front and rear gardens

Conveniently close to beach, town centre, railway station and local schools

The property has undergone many recent improvements including a newly installed Samsung Electric Air Source Heat Pump heating system, all new floorings throughout, new front door, newly insulated loft, new double oven, new patio and garden fencing

### Entrance Hall

New composite entrance door, doors leading to lounge, kitchen, GF WC and GF bedroom, stairs to first floor

### Lounge 13'2" x 11'9" (4.03 x 3.60)

Flooded with natural light, with bay window to front aspect

### GF Bedroom/Dining Room 11'10" x 11'4" (3.61 x 3.46)

Currently used as a ground floor bedroom, tiled fireplace, window to rear aspect, shower cubicle, wash basin

### GF WC

Low level WC, wash basin, storage space and opaque window to side aspect

### Kitchen 10'3" x 9'3" (3.14 x 2.83)

Fitted with a modern range of wall and base units, new cooker/hob, extractor, stainless steel sink/drainage with mixer tap, space for undercounter fridge, partly tiled walls and window to side aspect, door leading to utility/laundry room

### Utility/Laundry Room 9'4" x 5'9" (2.86 x 1.77)

Plumbing for washing machine and space for other appliances, back door leading to rear garden and opaque window to side aspect

### First Floor Landing

With doors to bedrooms and bathroom, window to side aspect, newly fitted loft access hatch (loft recently insulated)

### Bedroom 1 15'0" x 10'9" (4.59 x 3.28)

A bright and airy double room with 2 windows to front aspect

### Bedroom 2 11'11" x 11'5" (3.64 x 3.48)

Another double bedroom with window to rear aspect

### Bathroom 11'1" x 9'3" (3.38 x 2.84)

Spacious suite comprising a free standing bath tub, walk in double shower, low level WC, wash basin with vanity storage, airing cupboard, opaque window to rear aspect

### Outside Areas:-

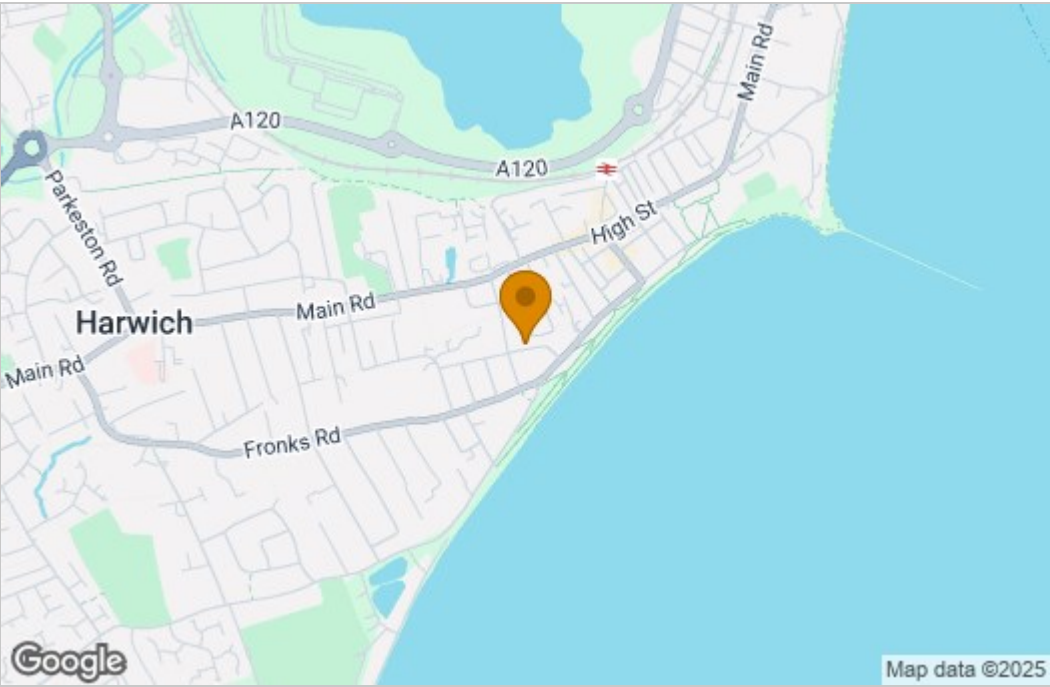
Both front and rear gardens are low maintenance, the fully enclosed rear garden enjoys an newly laid patio area, new fencing, outside tap, 2 wooden storage sheds



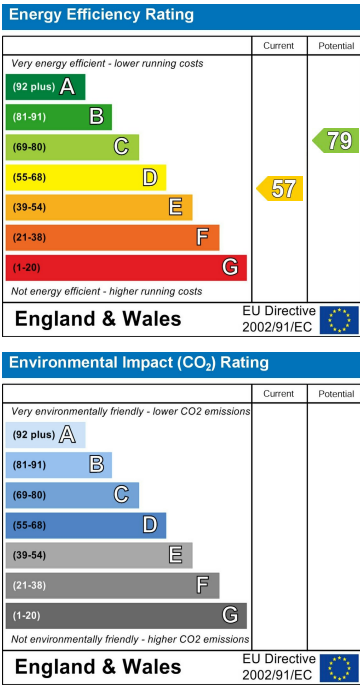
Floor Plan



Area Map



Energy Efficiency Graph



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