



RE/MAX

PROPERTY HUB



36 Grafton Road, Harwich, CO12 3BD

Price £265,000

**** Chain Free **** This 3 bedroom semi detached property is in 'show home' condition and has so much to offer including entrance porch, lounge, spacious kitchen/diner, large conservatory, ground floor WC, first floor bathroom, 3 great size bedrooms with a South facing landscaped rear garden to enjoy and driveway to the front providing off road parking

Located in a popular residential area with easy access to the town centre, railway station and seafront

New windows and doors have been fitted throughout

Heating: Gas Mains (combination Boiler)

Council Tax Band: A

No Onward Chain

Entrance Porch 5'8" x 3'5" (1.75 x 1.05)

UPVC entrance door and window to front aspect, door leading to:

Entrance Hall

With under stairs storage cupboard and doors to lounge and kitchen/diner, stairs to first floor

Lounge 11'10" x 11'3" (3.62 x 3.43)

With bayed window to front aspect and wall mounted electric fire

Kitchen/Diner 16'9" x 11'7" (5.13 x 3.55)

Fitted with a modern range of wall and base units, built in cooker and gas hob, extractor hood, integral dishwasher, spaces for fridge/freezer and washing machine, stainless steel sink and drainer, complimentary wall tiling, window to rear aspect and french doors leading to conservatory

Conservatory 15'4" x 11'6" (4.69 x 3.52)

With french doors leading out to the rear garden, door to WC

Ground Floor WC

Low level WC and corner wash basin

First Floor Landing

With window to side aspect, doors to all 3 bedrooms and bathroom

Bedroom 1 11'8" x 8'10" (3.57 x 2.70)

With window to rear aspect and one wall of fitted wardrobe storage

Bedroom 2 11'11" x 7'10" (3.64 x 2.41)

With window to front aspect and storage cupboard

Bedroom 3 8'9" x 7'6" (2.67 x 2.29)

Window to front aspect

Bathroom 7'6" x 5'6" (2.30 x 1.68)

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

Outside Areas:

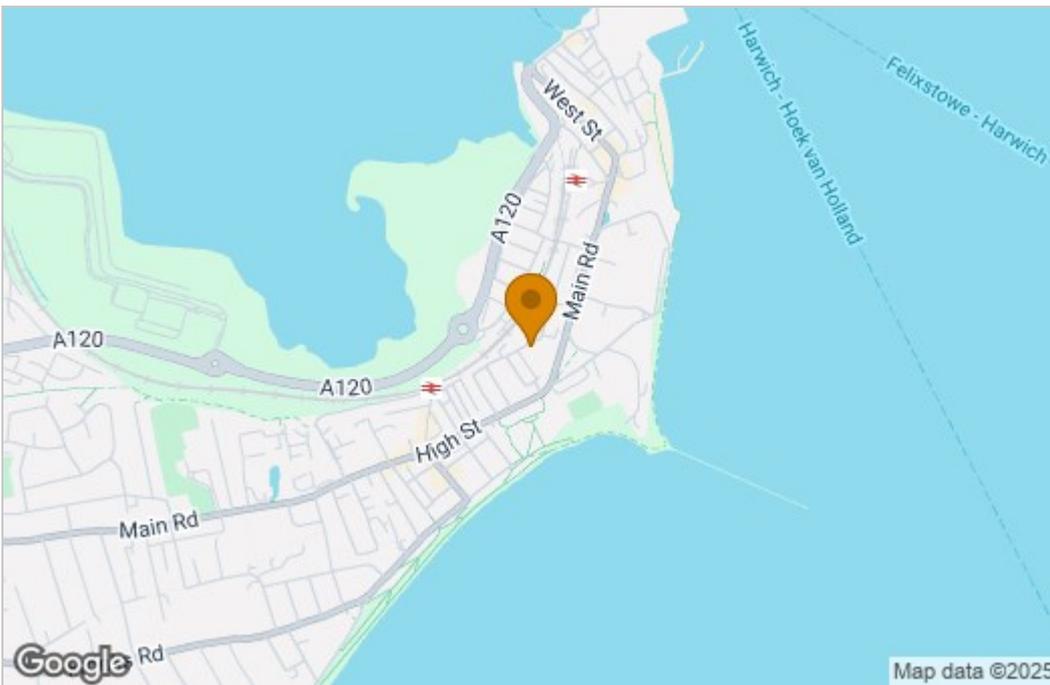
To the front and side of the home a newly laid driveway allowing off road parking, gated access to the rear

The fully enclosed rear garden has been attractively landscaped and is south facing, with 2 patio areas for entertaining, a large lawned area, outside tap, wooden storage shed with power and light connected

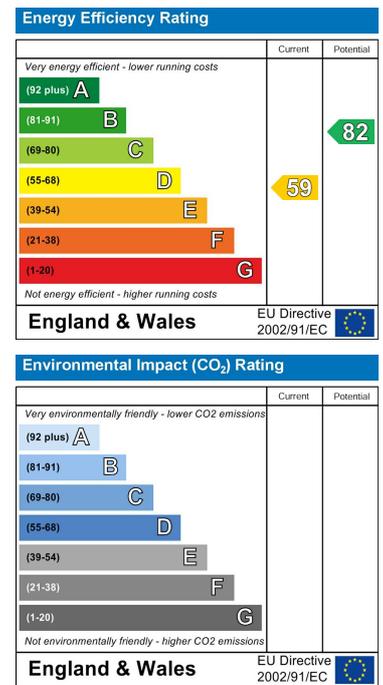
Floor Plan



Area Map



Energy Efficiency Graph



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