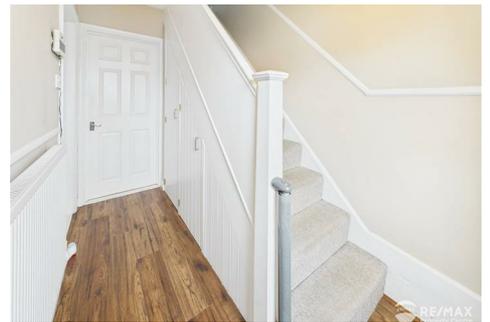
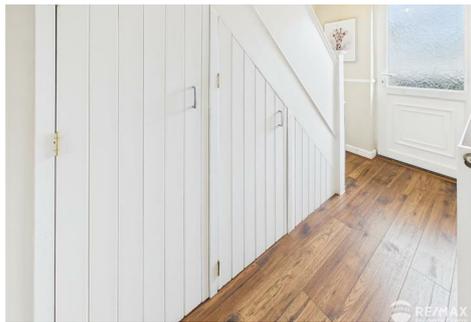




RE/MAX

PROPERTY HUB



16 Grafton Road, Harwich, CO12 3BD
Offers over £175,000

Perfect for first time buyers/landlords, this well presented end terrace home benefits from 2 reception rooms - lounge, kitchen, dining room, ground floor WC, upstairs bathroom, 2 double bedrooms, front & rear gardens with side access available to the property, Conveniently located just a few minutes walk to the train station, town centre and beach/seafront

Council Tax Band: A
EPC: D

Entrance Hall

With under stairs storage, stairs to first floor, doors through to lounge and kitchen/dining room

Lounge 11'8" x 9'10" (3.57 x 3.02)

With feature fireplace, built in shelving and window to front aspect

Kitchen 9'4" x 7'8" (2.85 x 2.35)

Fitted with a range of wooden wall and base units, stainless steel sink/drainage, electric oven, gas hob, plumbing and space for washing machine, space for under-counter fridge/freezer, complimentary wall tiling, with opening through to dining room, window to rear aspect, door to lobby, GF WC and rear garden

Dining Room 9'6" x 8'4" (2.90 x 2.55)

With window to rear aspect overlooking rear garden

Inner Lobby

With window to side aspect, door to GF WC and double glazed back door leading to rear garden

Ground Floor WC

With wall mounted wash basin and low level WC, opaque window to side aspect

First Floor Landing

Doors to both bedrooms and bathroom

Bedroom 1 12'4" x 10'0" (3.78 x 3.05)

With fitted wardrobes to one wall, 2 windows to front aspect

Bedroom 2 10'5" x 9'5" (3.19 x 2.89)

With built in storage cupboard (housing gas boiler - combi), feature fireplace and window to rear aspect

Bathroom 6'5" x 5'8" (1.97 x 1.75)

Suite comprising:- panelled bath with mixer tap and wall mounted shower attachment, glass screen, pedestal wash basin, low level WC, heated towel radiator, fully tiled walls and opaque window to rear aspect

Outside Areas:

The fully enclosed front garden is mainly laid to lawn with a slated area, gate and pathway leading to the front door

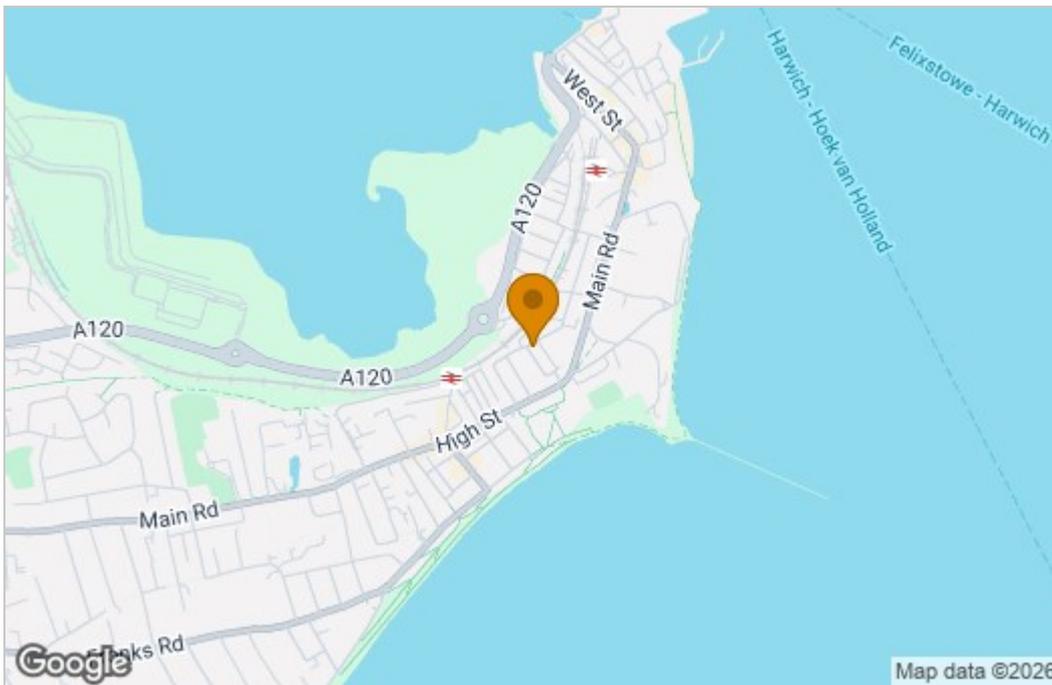
Side access to the rear garden is available to the side

The fully enclosed and generous rear garden is accessed by wooden steps leading down to a hard standing/patio area, the remainder is laid to lawn with a further paved area to the rear of the garden, wooden shed to remain (power & light connected), outside tap, gated side access and door to cellar area which can be used for storage

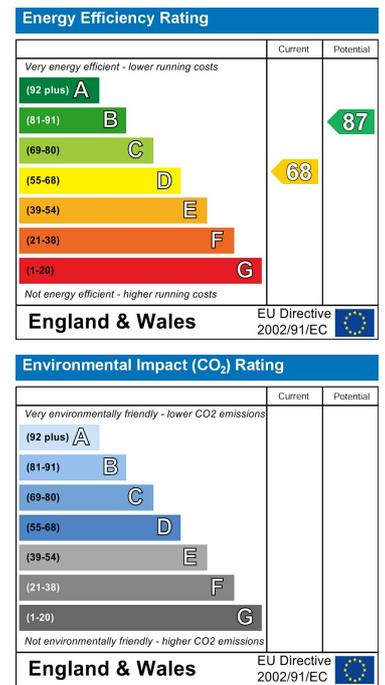
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,
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