



RE/MAX

PROPERTY HUB



33 Briardale Avenue, Harwich, CO12 4LH

Price £235,000

Available now with no onward chain! this semi detached family home situated in a popular location offers 3 great size bedrooms, lounge, modern kitchen, conservatory, GF WC, family bathroom, front & rear gardens, driveway and detached garage (power & light connected)

Council Tax Band: C

EPC: D

Entrance Hall

Window to side aspect, doors to GF WC, lounge and kitchen, stairs to first floor

GF WC

Opaque window to side aspect, Low level WC, wash hand basin, part tiled walls

Lounge 14'0" x 11'8" (4.27 x 3.56)

With window to front aspect, fireplace surround housing fire (not tested by agent)

Kitchen 12'11" x 7'11" (3.95 x 2.43)

Fitted with a range of modern matching wall and base units, built in electric oven & hob, spaces for fridge, freezer and washing machine, stainless steel sink & drainer with mixer tap, large under stairs storage cupboard with power points, window to rear and door leading through to conservatory

Conservatory 11'10" x 9'8" (3.63 x 2.95)

part brick built, UPVC double glazed, with heating and door leading to rear garden

First Floor Landing

Doors to all 3 bedrooms & bathroom, window to rear aspect, airing cupboard (housing hot water tank and gas boiler), loft access hatch (part boarded and insulated)

Bedroom 1 13'3" x 8'11" (4.04 x 2.73)

Built in wardrobes 1 x double and 1 x single, window to front aspect

Bedroom 2 9'1" x 8'4" (2.77 x 2.55)

With window to front aspect

Bedroom 3 8'11" x 8'9" (2.73 x 2.69)

With window to rear aspect

Bathroom 6'6" x 5'5" (2.00 x 1.66)

Suite comprising:- panelled bath with wall mounted shower, wash basin in vanity unit, low level WC, part tiled walls and opaque Window to side aspect

Outside Areas:

The front garden is laid to lawn with steps approaching the entrance door, driveway to the side of the property allowing off road parking for multiple vehicles and access to detached single garage (power & light connected)

The rear garden enjoys a patio area, lawn, decked area, wooden storage shed to remain, outside tap

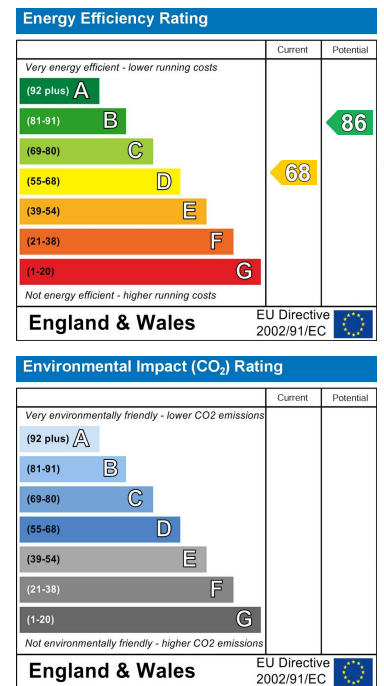
Floor Plan



Area Map



Energy Efficiency Graph



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