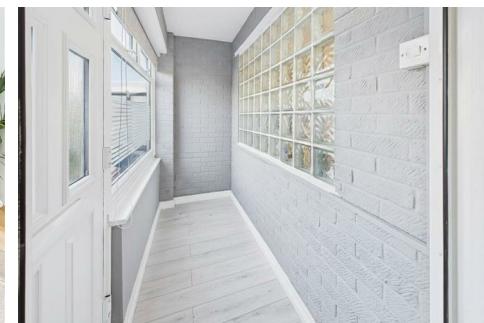




RE/MAX PROPERTY HUB



RE/MAX
Property Centre



20 Howard Avenue, Harwich, CO12 4UE Price £235,000

Having benefited from many improvements by the current owners, this terraced home is offered in extremely good condition throughout, with 3 DOUBLE bedrooms, new bathroom, newly fitted kitchen/diner, lounge, useful entrance lobby, garage (power & Light connected) and a fully enclosed rear garden to enjoy. A driveway offering off road parking for multiple vehicles, this home is not to be missed!

Council Tax Band: B

Awaiting Updated EPC

Full Double Glazing - Fitted 2017 & 2020

Heating: GCH - Combi system (approx. 5 years old) with HIVE system connected to control remotely
CCTV fitted front and rear - to remain

Entrance Lobby 8'5" x 3'3" (2.58 x 1.00)
UPVC Entrance door, with feature glass block window, door to:-

Lounge 16'9" x 15'2" (5.12 x 4.64)
Feature panelled wall, electric fire and surround, feature glass block window to front aspect allowing natural light to flow, stairs to first floor, opening through to kitchen/diner

Kitchen/Diner 16'9" x 7'10" (5.11 x 2.41)
Recently fitted with a range of Shaker style wall and base units, rolled edge worktop, ceramic sink/drainer with mixer tap, built in oven, induction hob, extractor hood, integrated fridge and freezer, space for washing machine, cupboard housing gas boiler (combi) approx. 5 years old, window to rear aspect and UPVC double glazed French doors leading to rear garden

First Floor Landing
Doors to all 3 bedrooms and bathroom, loft access hatch (part boarded and insulated)

Bedroom 1 10'10" x 9'8" (3.31 x 2.96)
With built in storage cupboard and window to rear aspect

Bedroom 2 12'5" x 7'10" (3.79 x 2.39)
With feature wall panelling and window to front aspect

Bedroom 3 8'8" x 8'7" (2.66 x 2.63)
With window to front aspect

Family Bathroom 6'10" x 5'6" (2.09 x 1.69)
Recently fitted, suite comprising panelled bath with wall mounted shower, separate shower attachment and glass screen, pedestal wash basin, low level WC, wall mounted towel radiator, complimentary wall tiling and opaque window to rear aspect

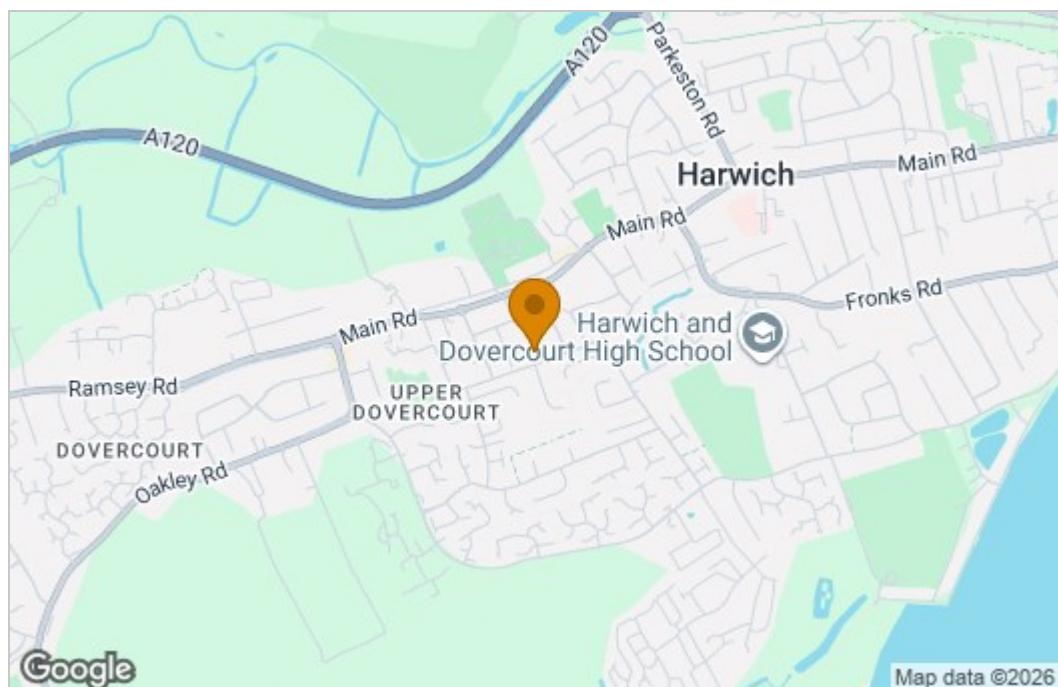
Outside Areas:
To the frontage, a block paved driveway allowing off road parking for multiple vehicles, a single garage with personnel door (power & Light connected) fully boarded on walls and ceiling, workbench, shelving and storage cupboards

The recently improved rear garden is approx. 30 ft and fully enclosed, benefiting from new fencing and patio, lawn area, wooden feature path, built in wooden planters to the side

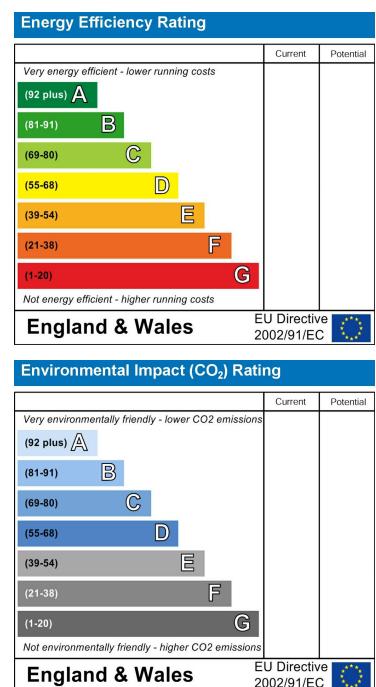
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.