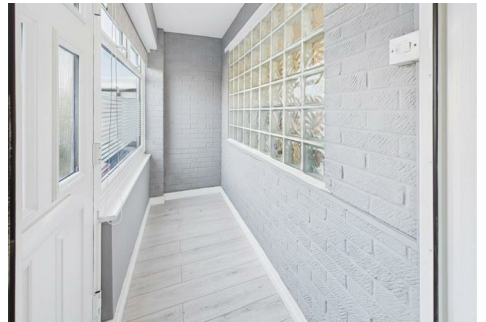




# RE/MAX

## PROPERTY HUB



**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/drainage 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

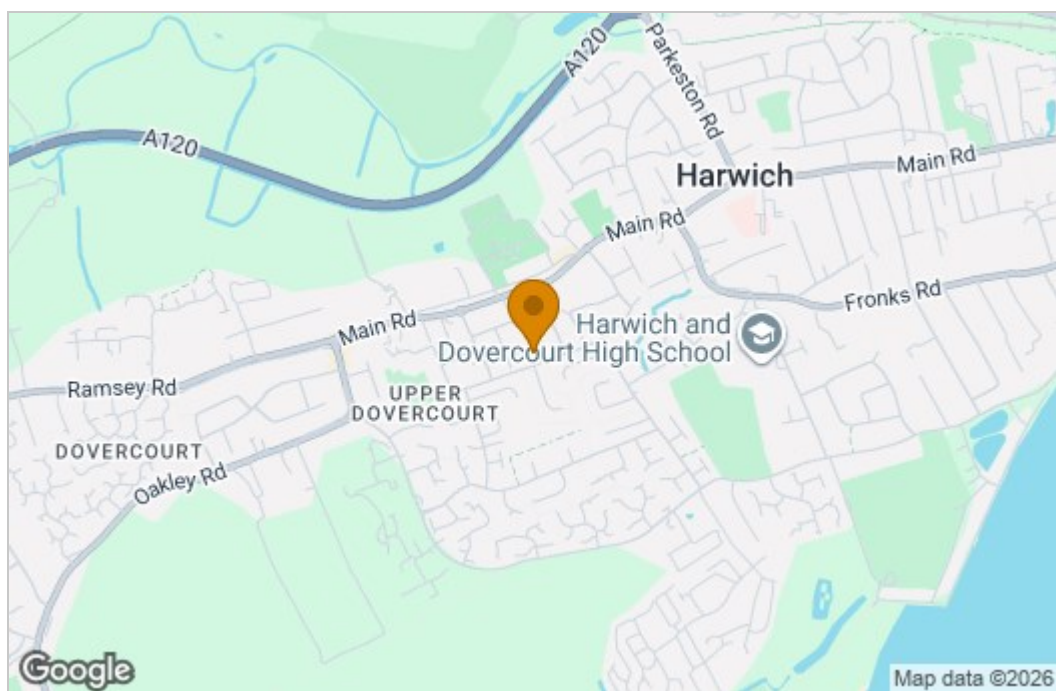
The recently improved rear garden is approx. 30 ft and fully enclosed, benefiting from new fencing and patio, lawn area, wooden feature path, built in wooden planters to the side





## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

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