



# RE/MAX

## PROPERTY HUB



### **18 Garland Road, Harwich, CO12 4PB**

### **Offers in excess of £160,000**

An extensively improved and well-presented two-bedroom terraced home, ideally suited to first-time buyers or investors. The property boasts a spacious 22ft lounge/diner, a modern fitted kitchen with separate utility area, and a contemporary first-floor bathroom.

Externally, the home benefits from a low-maintenance rear garden, perfect for ease of upkeep. Conveniently situated within close proximity to the railway station, as well as a range of local shops and amenities, making it ideal for commuters.

Further benefits include recently fitted windows and doors, gas central heating via a combi boiler.

#### Lounge/Diner 22'6" x 12'0" (6.87 x 3.67)

Spacious and full of light, under stairs storage space, stairs to first floor and windows to front and rear aspect

#### Kitchen 7'9" x 5'10" (2.38 x 1.80)

Fitted with modern wall and base units, built in cooker, hob and extractor hood, ceramic sink/drainage, space for dishwasher and washing machine, window to side aspect and UPVC door leading to rear garden

#### Utility Room 6'10" x 3'2" (2.09 x 0.99)

Storage cupboards and space for tumble dryer, window to side aspect

#### First Floor Landing

Doors to both bedrooms and bathroom

#### Bedroom One 12'2" x 9'11" (3.73 x 3.03)

With window to front aspect

#### Bedroom Two 12'5" x 6'10" (3.79 x 2.10)

Window to rear aspect, loft access hatch

#### Bathroom 8'0" x 5'10" (2.46 x 1.79)

Suite comprising:- panelled bath with wall mounted shower and glass screen, wash basin with vanity storage under, low level WC, storage cupboard housing gas boiler (combi), complimentary wall tiling and opaque window to rear aspect

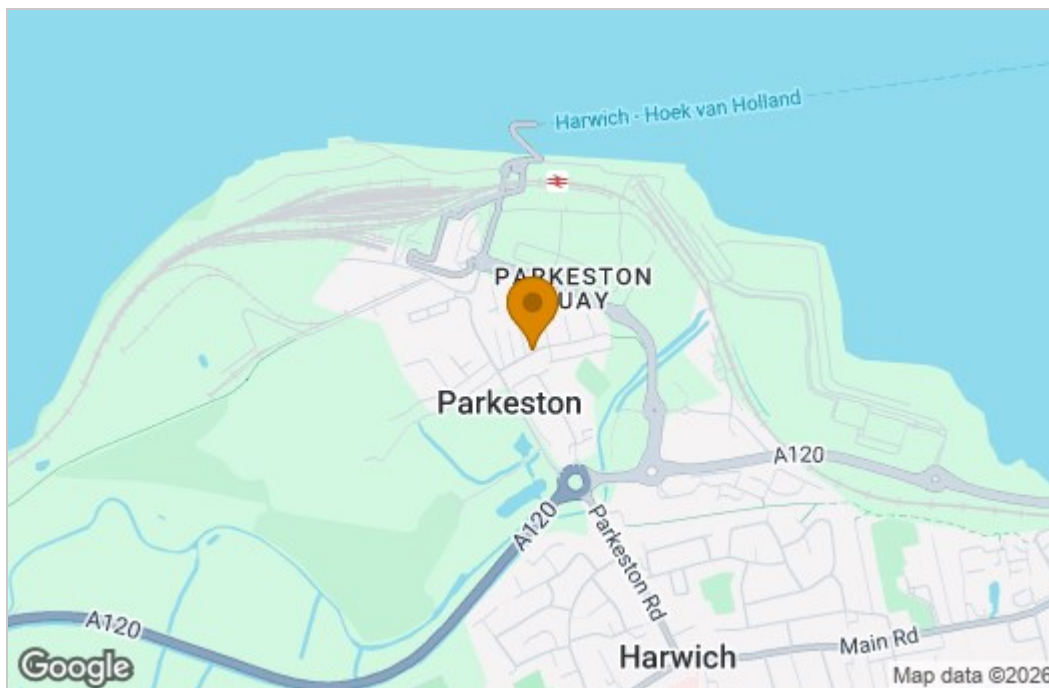
#### Outside Areas:

An easily maintained area, fully enclosed with gated rear access, storage shed to remain, outside tap

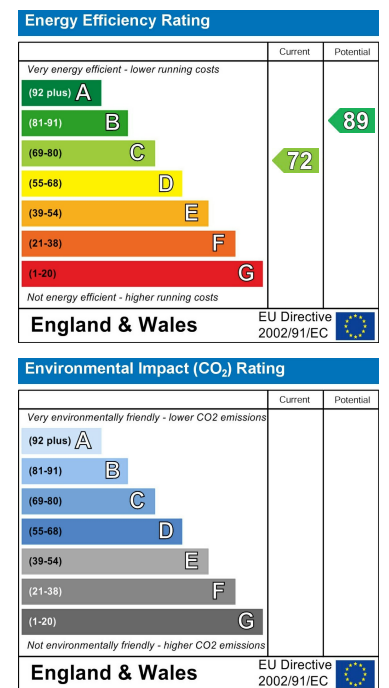
# Floor Plan



# Area Map



# Energy Efficiency Graph



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