



# RE/MAX

## PROPERTY HUB



### 11 Manor Road, Harwich, CO12 4DU

### Offers over £210,000

**\*\* Onward Chain Secured \*\*** Spacious and extended! this attractive bay fronted home offers over 952 Sq. ft. of living accommodation, with 3 double bedrooms, a 26' lounge/diner, generous kitchen/breakfast room and upstairs shower room, with front and rear gardens, a recently fitted gas boiler and full double glazing

This property is being sold in excellent decorative order and is ideally located centrally to local schools, shops, seafront and other amenities!

Council Tax Band: B  
EPC: C

### Entrance Hall

With understairs cupboard housing fuse box and doors to lounge/diner and kitchen/breakfast room

### Lounge/Diner 26'2" x 8'11" (8.00 x 2.74)

A large family room with Bay fronted window to front aspect and window to rear aspect

### Kitchen/Breakfast Room 17'6" x 7'8" (5.35 x 2.35)

Fitted with a modern range of wall and base units, built in oven, microwave, hob and extractor hood, one and a half bowl stainless steel sink & drainer with mixer tap, spaces for fridge/freezer, washing machine and dishwasher, complimentary wall tiling, windows to both rear and side aspects, UPVC part glazed back door leading out to rear garden

### First Floor Landing

Doors to all bedrooms and shower room, loft access hatch (part boarded)

### Bedroom 1 14'2" x 11'7" (4.34 x 3.55)

With 2 windows to front aspect

### Bedroom 2 11'10" x 8'10" (3.61 x 2.71)

Airing cupboard (housing gas boiler - under 1 year old), window to rear aspect

### Bedroom 3 9'4" x 9'2" (2.87 x 2.81)

With window to rear aspect

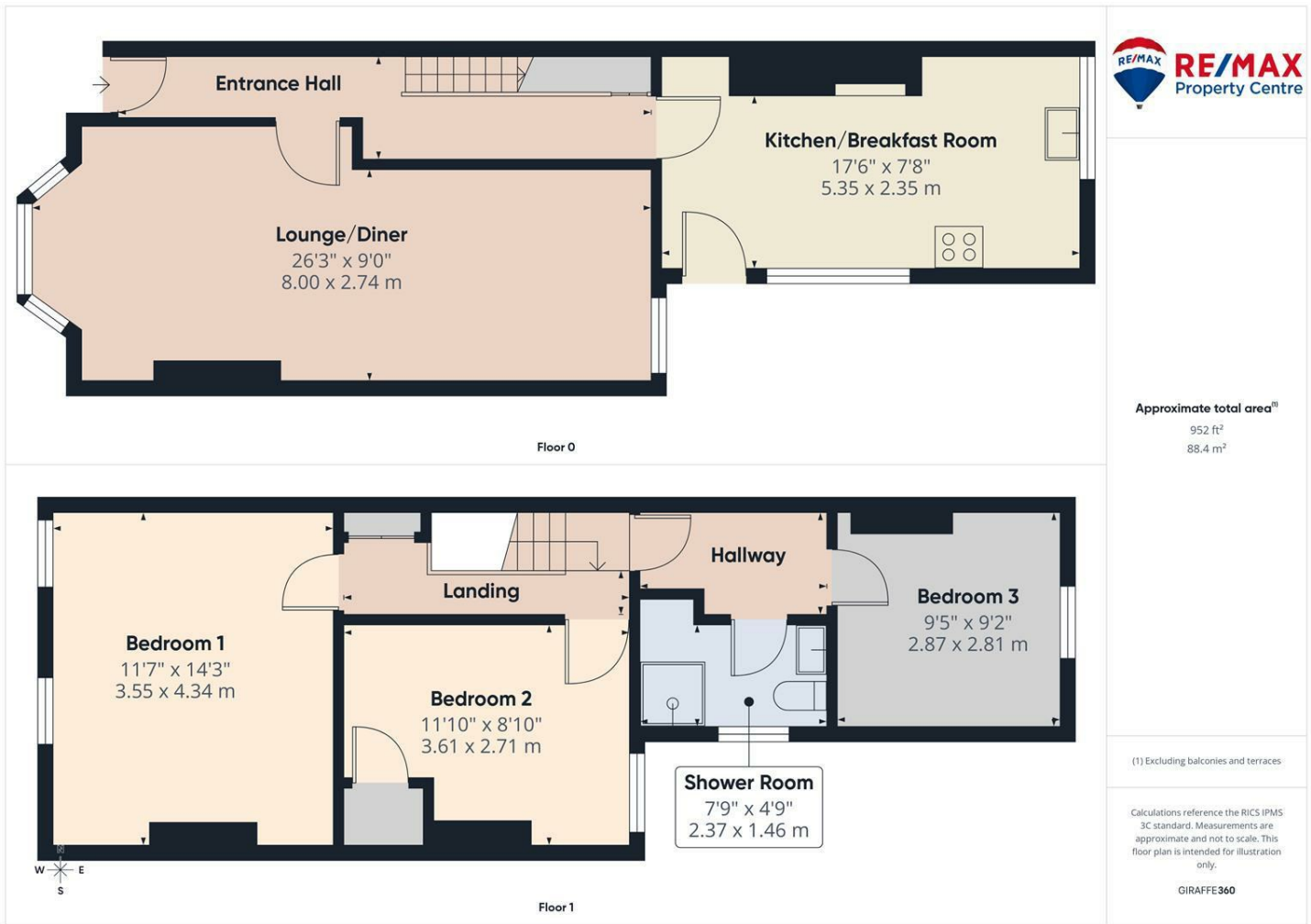
### Shower Room 7'9" x 4'9" (2.37 x 1.46)

Suite comprising:- corner shower, low level WC, pedestal wash basin, partly tiled walls and opaque window to side aspect

### Outside Areas:

Both front and rear gardens are paved and low maintenance, the pleasant rear garden is courtyard style with storage shed and gated rear access

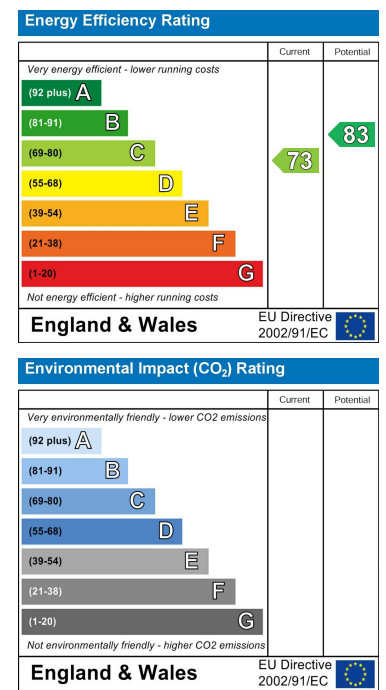
# Floor Plan



# Area Map



# Energy Efficiency Graph



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