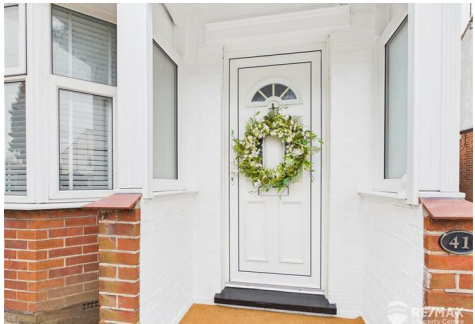




RE/MAX

PROPERTY HUB



41 Lime Avenue, Harwich, CO12 4DF

Asking price £290,000

Positioned towards the end of a peaceful cul-de-sac, this immaculately presented and extended three bedroom home has been extensively renovated by the current owners to a high standard throughout. Highlights include a stunning ground floor extension with Velux windows and aluminium bi-folding doors, creating a bright and spacious living environment ideal for modern living.

The property has undergone significant upgrades including full electrical re-wiring, replastering, updated plumbing with new radiators, new flooring throughout (LVT to the ground floor), a stylish newly fitted kitchen, and a contemporary bathroom. Externally, the rear garden has been landscaped with a newly turfed lawn, new fencing, and a generous decking area perfect for entertaining.

Offered with no onward chain, this is a true turnkey home ready for immediate occupation.

EPC: D
Council Tax Band: B
Gas Central Heating (combi boiler approx. 4-5 years old)
Hard-wired smoke/fire alarms

Entrance Hall

With an under-stairs storage cupboard, porthole-style opaque window to the side aspect, stairs rising to the first floor, and LVT flooring.

Open Plan Lounge/Dining/Family Room 28'1" x 26'1" (8.56 x 7.96)

A bright and spacious open-plan space filled with natural light, featuring a bay window to the front, newly laid carpet to the lounge area, and a feature open fireplace with wooden mantel and tiled hearth. There are built-in alcove storage cupboards and shelving, while the dining area benefits from aluminium bi-folding doors opening onto the garden and two Velux skylights, with LVT flooring throughout this section.

Kitchen 14'8" x 7'6" (4.48 x 2.30)

Leading from the dining area, newly fitted in 2025 the kitchen is finished in a modern shaker style with a range of wall and base units and integrated appliances including fridge, freezer, washing machine, and dishwasher. Further features include a built-in AEG electric fan oven, Zanussi induction hob with NEFF extractor hood, inset sink with mixer tap, complementary wall tiling, and a window to the rear aspect.

First Floor Landing

With a window to the side aspect, doors to all three bedrooms and the bathroom, and a loft access hatch with integrated ladder (loft part boarded and recently insulated). Finished with newly laid carpet.

Master Bedroom 11'0" x 10'10" (3.36 x 3.32)

With a feature fireplace, window to the rear aspect, and newly laid carpet.

Bedroom Two 11'0" x 8'9" (3.36 x 2.69)

With two double built-in wardrobes with drawers, a window to the front aspect, and newly laid carpet.

Bedroom Three 6'11" x 5'9" (2.12 x 1.76)

With a window to the front aspect and newly laid carpet.

Family Bathroom 7'10" x 5'9" (2.41 x 1.76)

Newly installed and comprising a panelled bath with wall-mounted shower and glass screen, vanity unit with inset wash basin, low-level WC, and wall-mounted heated towel radiator. The room features attractive wall panelling, part-tiled walls, extractor fan, and an opaque window to the rear aspect.

Outside Areas:-

The front and side of the property are low-maintenance and mainly concrete, featuring a half brick-built porch with new windows fitted in 2025, ample side access/driveway provision, and secure gated access to the rear garden. The fully enclosed rear garden has been recently improved with new fencing (concrete posts), newly laid turf, and a

spacious wooden decking area ideal for entertaining, with a storage shed to remain.

Floor Plan



Floor 0



Floor 1



RE/MAX
Property Centre

Approximate total area⁽¹⁾
821 ft²
76.4 m²

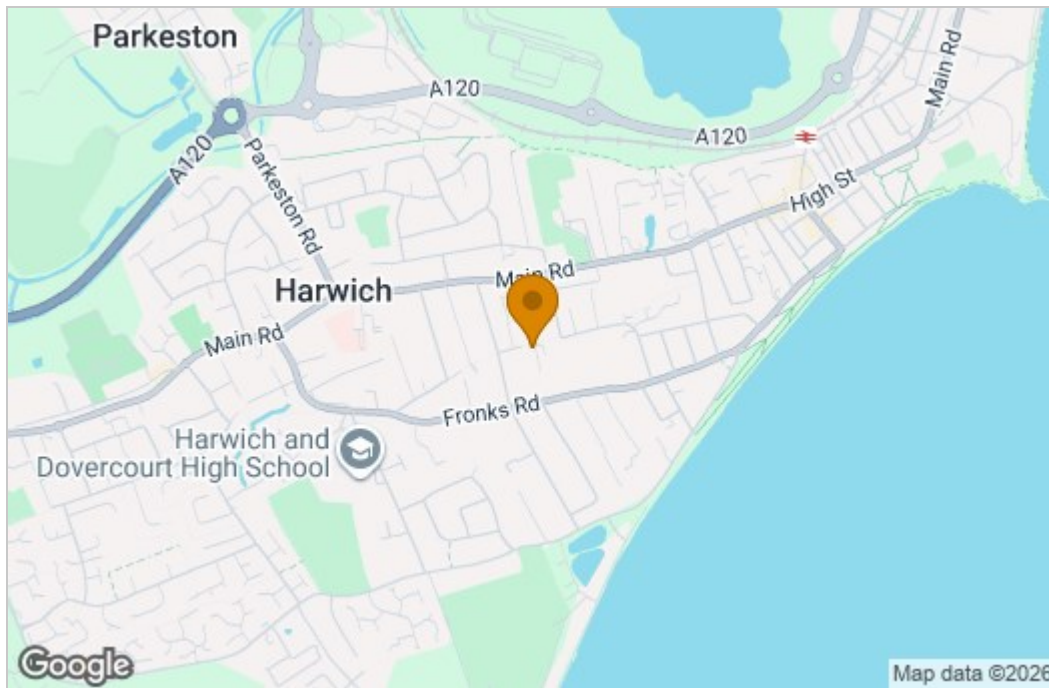
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

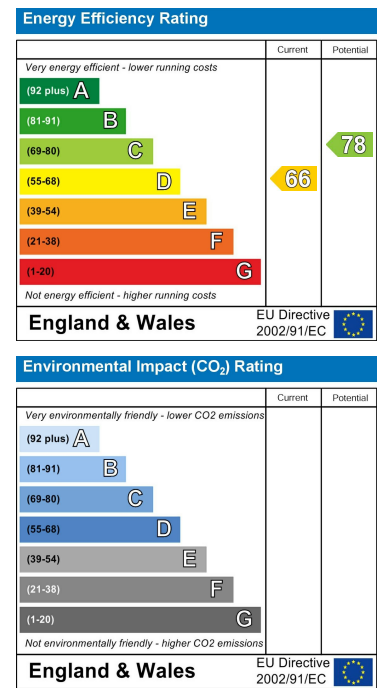
GIRAFFE 360



Area Map



Energy Efficiency Graph



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