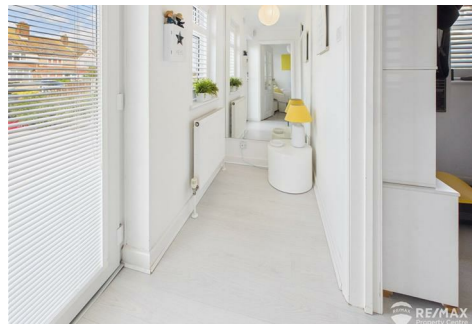




# RE/MAX

## PROPERTY HUB



**47 Mayflower Avenue, Harwich, CO12 3NW**

**Price £300,000**

This IMMACULATELY PRESENTED Chalet Bungalow is just a stones throw from the seafront in one of our most sought after locations, on the ground floor a welcoming entrance hall, a modern integrated kitchen, dining area, conservatory, lounge, plus a study (previously used as a GF Bedroom)

On the first floor 2 bedrooms (sea views from the front) and a well equipped shower room

To the front of the property a private gated driveway offering off-road parking and gated access to the low maintenance rear garden

EPC: D  
Council Tax Band: C

### Entrance Hall

UPVC Double glazed door and window to front aspect, doors through to study/GF bedroom and lounge area

### Study/GF Bedroom 11'3" x 7'1" (3.43 x 2.16)

Currently used as a study but previously utilised as a ground floor bedroom, with triple fitted wardrobes/storage and 2 windows both to side aspect

### Lounge 19'1" x 9'6" (5.83 x 2.92)

With bay window to front aspect, fitted shutter blinds, door leading through to kitchen/diner and stairs to first floor

### Kitchen 10'3" x 7'0" (3.13 x 2.14)

Modern and fully integrated with built in oven, hob & extractor, splash back, integrated dishwasher, washing machine, fridge & freezer, inset sink with mixer tap, a range of gloss wall and base units (one housing gas boiler - combi approx. 18 mths old), window to rear aspect (fitted shutter blinds) and UPVC double glazed door to side leading to garden

### Dining Area 9'9" x 8'9" (2.99 x 2.67)

With built in storage cupboard and opening through to:-

### Conservatory 10'2" x 8'10" (3.11 x 2.71)

With windows to 3 sides and French doors leading out to garden

### First Floor Landing

Window to side aspect, fitted shutter blinds, doors to both bedrooms and shower room

### Bedroom 1 11'11" x 8'3" (3.64 x 2.52)

With one wall of fitted wardrobes/storage, window to front aspect (sea views and fitted shutter blinds)

### Bedroom 2 12'0" x 6'7" (3.68 x 2.02)

With a fitted double and single wardrobe, window to rear aspect

### Shower Room 6'9" x 4'11" (2.06 x 1.51)

Modern suite comprising:- Double shower unit, wash basin with vanity storage, low level WC, heated towel radiator, fully tiled walls and floor, window to rear aspect (sea views)

### Outside Areas:-

To the front of the property a private gated block paved driveway offering off-road parking and gated access to the rear garden

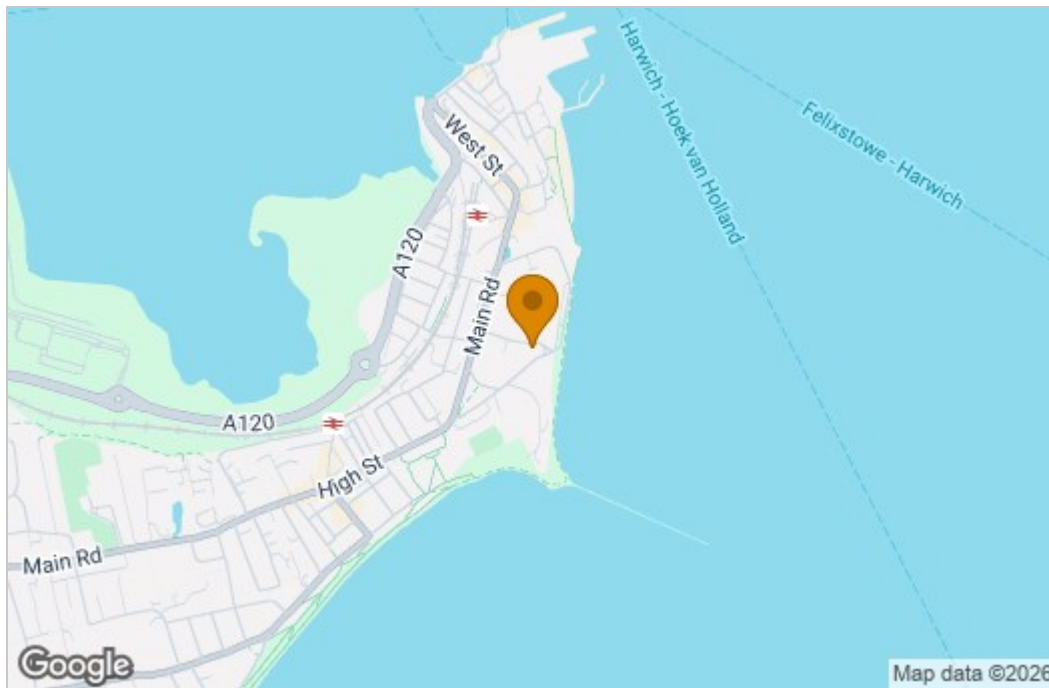
The fully enclosed rear garden is manageable and low maintenance with artificial grass, a paved area and raised planter beds

The summerhouse has been cleverly sectioned allowing one part to be used as a shed/workshop, the other half has power and light connected

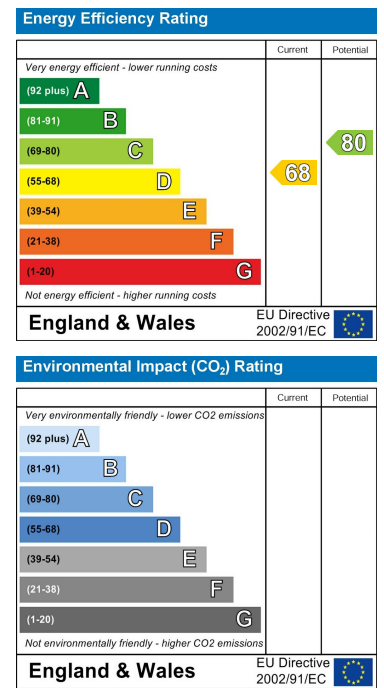
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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