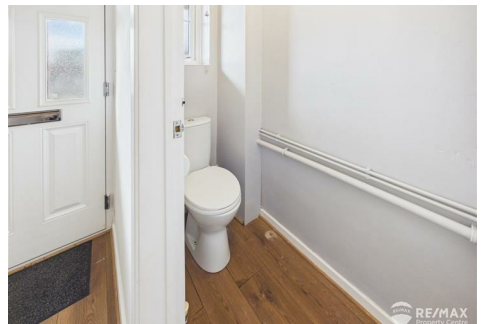
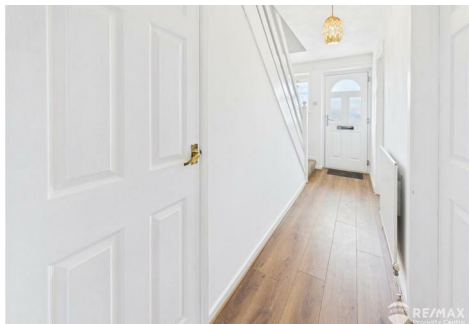




RE/MAX

PROPERTY HUB



7 Briardale Avenue, Harwich, CO12 4LH

Price £230,000

Being sold with No Onward Chain, this spacious family home offers 3 DOUBLE bedrooms, a 20 ft lounge/diner, sunroom, a well equipped kitchen, GF WC and a generous 4 piece bathroom, with attractive front and rear gardens and a garage, early viewing is recommended!

Located in a peaceful residential location close to local schooling and other local amenities

Fully Double Glazed
Gas Central Heating - (approx. 3 years old)
Council Tax Band: B
New consumer unit fitted in 2017

Entrance Hall

Under stairs storage cupboard, stairs to first floor, window to front aspect and doors leading to lounge, kitchen and GF WC

GF WC

Low level WC, wash basin in vanity unit and opaque window to front aspect

Lounge/Diner 20'7" x 10'11" (6.29 x 3.34)

With tiled feature fireplace and surround, sliding patio doors leading to sunroom, doors to hallway and kitchen, window to front aspect

Kitchen 9'3" x 9'3" (2.83 x 2.82)

Modern range of shaker style wall and base units, stainless steel one and a half bowl sink/drainage with mixer tap, fitted double oven, integrated dishwasher, spaces for fridge/freezer and washing machine, gloss splash back, wall mounted gas boiler (approx. 3 years old) window to rear aspect

Sunroom 8'11" x 8'5" (2.74 x 2.58)

Brick and UPVC construction with double glazing to 3 sides and French doors leading out to rear garden, power & light connected

First Floor Landing

With doors to all 3 bedrooms and bathroom, loft access hatch (part boarded with loft ladder)

Bedroom 1 11'1" x 10'10" (3.38 x 3.32)

With window to front aspect

Bedroom 2 10'10" x 9'2" (3.32 x 2.81)

With window to rear aspect

Bedroom 3 9'3" x 9'2" (2.84 x 2.80)

With window to rear aspect

Family Bathroom 10'5" x 6'0" (3.19 x 1.85)

4 piece suite comprising panelled bath, shower cubicle with newly fitted electric shower, low level WC and pedestal wash basin, built in airing cupboard and opaque window to front aspect

Outside Areas:-

The front garden is low maintenance and laid to stone with a paved path leading to entrance door, shrubbed beds to the side

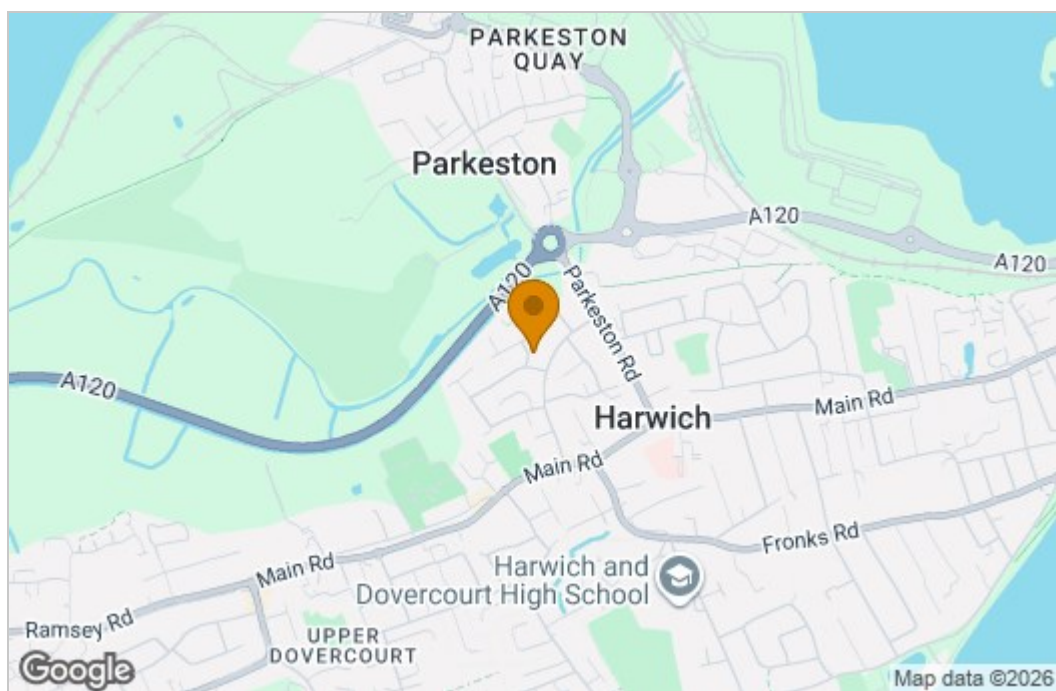
The pleasant rear garden is mainly laid to lawn, fully enclosed and not overlooked, with established trees and shrubs, planter beds, paved patio area and a further paved area to the rear, wooden storage shed

With the added benefit of a single garage in a block to the side of the property (up & over door access)

Floor Plan



Area Map



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

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