



# RE/MAX

## PROPERTY HUB



### **80 Lee Road, Harwich, CO12 3SB**

### **Offers in excess of £300,000**

Conveniently situated just a short walk from the beach/seafont, local schools and town centre, this detached family home has so much to offer including 3 great size bedrooms, lounge, kitchen/diner, study (or dining room), bathroom, an 80 ft rear garden, garage and off road parking to the front

Heating: Oil Fired Boiler (approx 1 year old)  
Full double glazing (windows and doors recently renewed)  
Council Tax: C  
EPC: E

### Entrance Hall

UPVC entrance door and window to front aspect, under stairs storage cupboard, stairs to first floor, doors leading to lounge and kitchen/diner

### Kitchen/Diner 19'9" x 6'8" (6.03 x 2.05)

Fitted with a modern range of wall and base units, ceramic sink/drainage with mixer tap, built in double oven (electric) induction hob with extractor hood, 2 pantry cupboards (one housing oil fired boiler - approx 1 year old), integrated dishwasher, spaces for other appliances, complimentary wall tiling, windows to front and side aspect, door leading to useful lean to/lobby

### Lounge 15'10" x 10'11" (4.84 x 3.34)

With window to rear aspect and opening through to:-

### Study/Dining Area 12'4" x 6'0" (3.76 x 1.85)

Currently used as a study, with window to rear aspect and door leading to garage

### First Floor Landing

With window to side aspect, doors to all 3 bedrooms and bathroom, airing cupboard, loft access hatch

### Bedroom 1 12'5" x 9'2" (3.80 x 2.81)

With one wall of fitted wardrobe storage, window to rear aspect

### Bedroom 2 15'1" x 8'11" (4.61 x 2.72)

With window to front aspect

### Bedroom 3 9'2" x 6'0" (2.81 x 1.84)

With window to front aspect

### Bathroom 6'11" x 6'10" (2.13 x 2.09)

Modern suite comprising:- Panelled bath with wall mounted electric shower and glass screen, low level WC, wash basin in vanity unit, chrome wall mounted towel radiator, complimentary wall tiling, opaque window to rear aspect

### Outside Areas:-

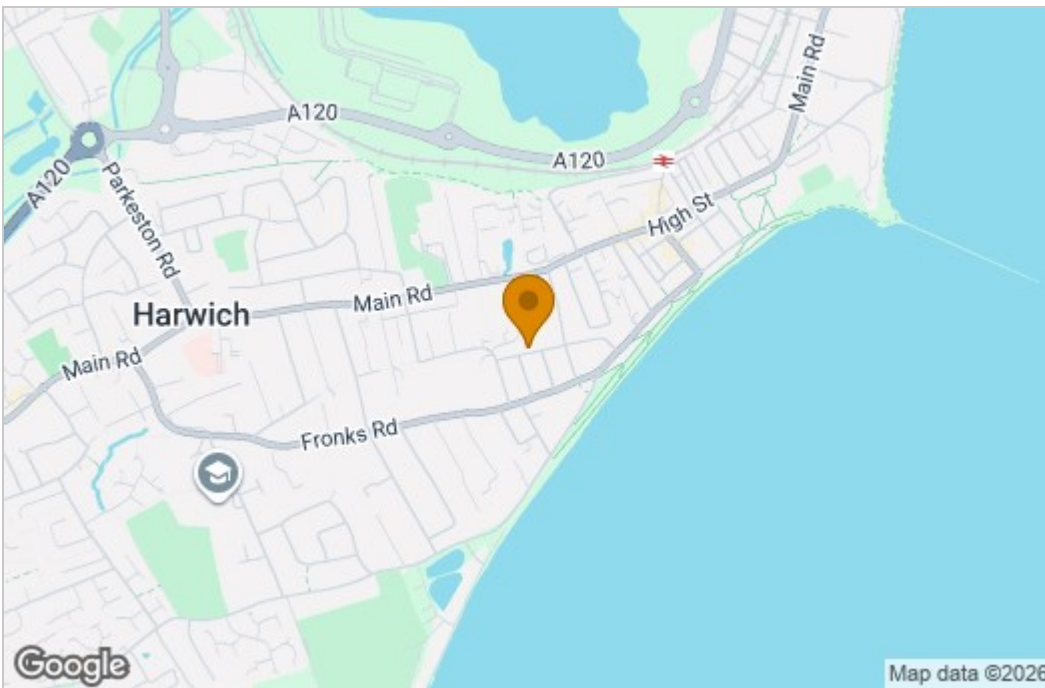
To the front of property a single garage (power & light connected) and space for off-road parking

The generous rear garden is approx. 80 ft and consists of a slabbed patio area, the rest is mainly laid to lawn with raised planter beds and a brick built storage shed

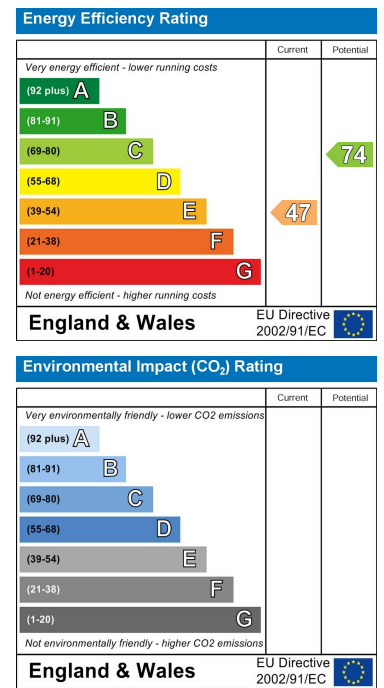
# Floor Plan



# Area Map



# Energy Efficiency Graph



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