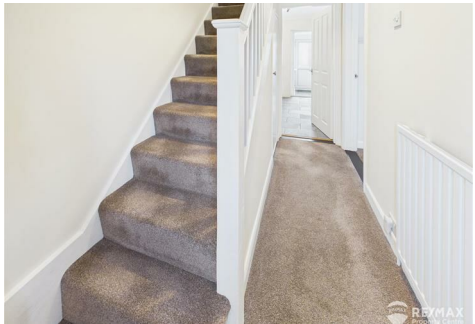




# RE/MAX

## PROPERTY HUB



**17 Grafton Road, Harwich, CO12 3BD**

**Price £190,000**

This charming terraced home is being sold in immaculate, move-in condition! with 2 double bedrooms, a good size lounge/diner, kitchen plus separate utility room and a modern bathroom, with a low maintenance front garden and a substantial rear garden to enjoy

With just a short stroll to the beach/seafont, town centre and railway station nearby, this home is very well located

Council Tax Band: A  
Awaiting Updated EPC

### Entrance Hall

UPVC part glazed entrance door, under stairs storage cupboard, stairs to first floor and internal doors leading to kitchen and lounge/diner

### Lounge/Diner 19'8" x 10'7" (6.01 x 3.23)

With double aspect windows to both the front and back

### Kitchen 9'4" x 5'8" (2.85 x 1.73)

Fitted with a modern range of matching wall and base units, built in electric oven, ceramic hob and extractor hood, stainless steel sink and drainer with mixer tap, part tiled walls, window to rear aspect and door leading through to:-

### Utility Room 5'6" x 5'1" (1.70 x 1.57)

With spaces for fridge/freezer and plumbing for washing machine, window to rear aspect and UPVC part glazed back door leading to rear garden

### First Floor Landing

With doors to both bedrooms and bathroom

### Bedroom 1 13'6" x 10'0" (4.13 x 3.05)

With 2 windows to front aspect, built in wardrobe storage cupboard

### Bedroom 2 10'4" x 9'5" (3.16 x 2.88)

With built in storage cupboard (housing gas boiler - combi) and window to rear aspect

### Bathroom 6'4" x 5'8" (1.94 x 1.74)

Modern suite comprising 'P' bath with wall mounted shower, off set taps and glass screen, low level WC, sink in vanity unit, pedestal wash basin, part tiled walls and opaque window to rear aspect

### Outside Areas:-

The property benefits from both front and rear gardens:

The front is paved and low maintenance with a pathway leading to entrance door

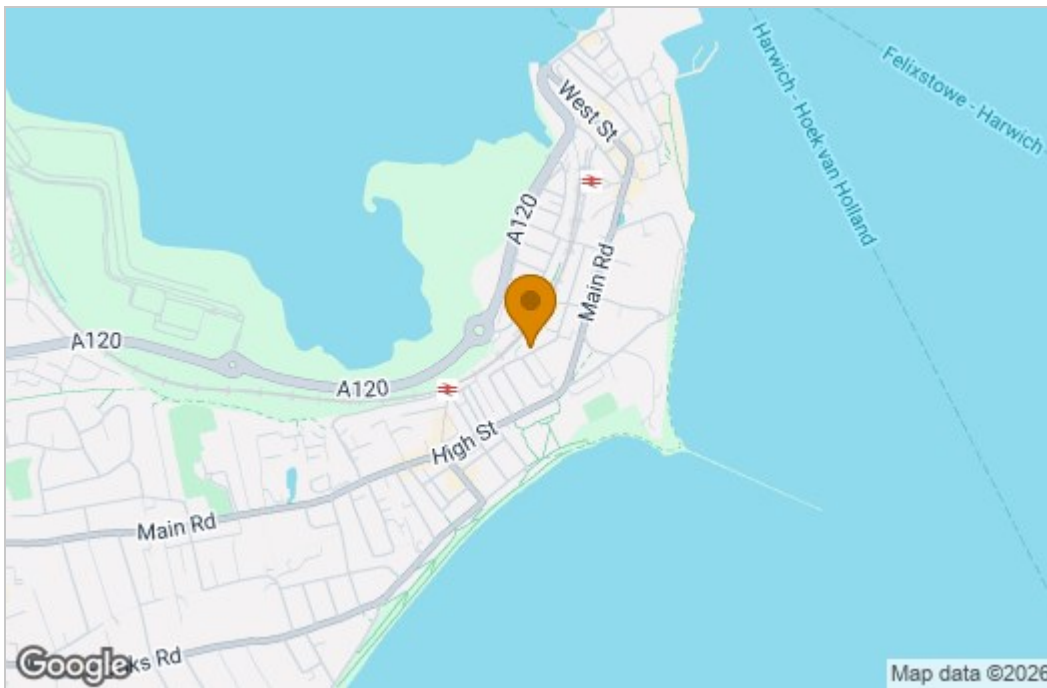
The generous rear garden is fully enclosed, mainly laid to lawn with a slabbed patio area, planter beds and a further shingled area to the rear, wooden storage shed

A cellar area provides extra storage

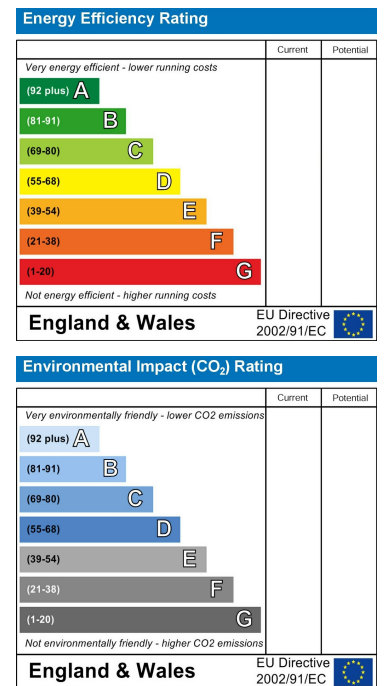
# Floor Plan



# 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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