



RE/MAX

PROPERTY HUB



17 Grafton Road, Harwich, CO12 3BD

Asking price £190,000

A charming and beautifully presented two-bedroom terraced home, offered in immaculate, move-in ready condition throughout. The property features two well-proportioned double bedrooms, a spacious lounge/diner ideal for both relaxing and entertaining, a fitted kitchen with the added benefit of a separate utility room, and a modern family bathroom.

Externally, the home enjoys a low-maintenance front garden and a substantial rear garden, providing excellent outdoor space.

Ideally positioned within a short stroll of the seafront, town centre and railway station, this property offers both lifestyle and convenience, making it an excellent choice for first-time buyers, investors or those seeking a coastal home.

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

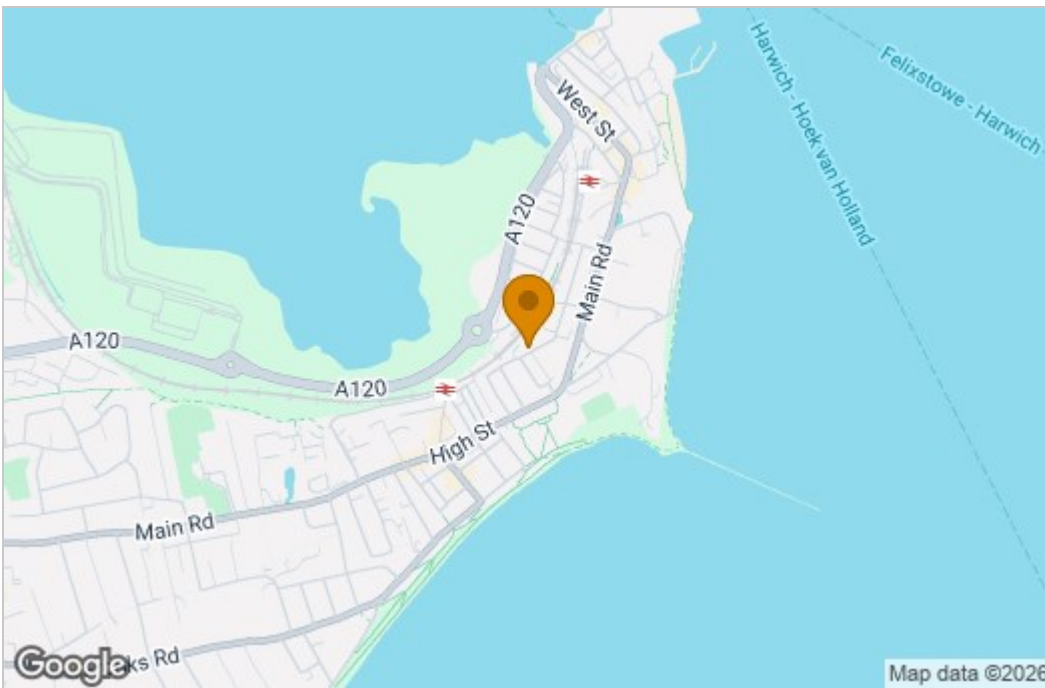
The generous rear garden is fully enclosed, mainly laid to lawn with a slabbed patio area, planter beds and a further shingled area to the rear, wooden storage shed

A cellar area provides extra storage

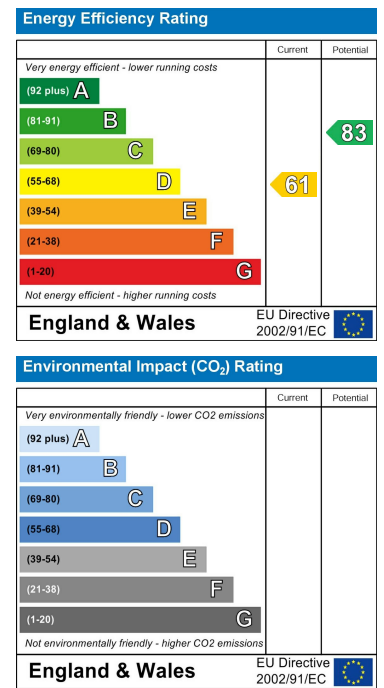
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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