



RE/MAX

PROPERTY HUB



1 Lodge Close, Harwich, CO12 5EF

Price £240,000

**** No Onward Chain **** boasting a large corner plot in a quiet village location this two bedroom semi-detached bungalow is in need of modernisation and offers 2 double bedrooms, kitchen/diner, lounge, bathroom, conservatory, front, side and rear gardens, off road parking as well as cavity wall insulation, and a new heating system, new radiators and a new gas boiler approx. 1 year old

Awaiting Updated EPC

Council Tax Band: C

Entrance Lobby

UPVC entrance door and window to front aspect, a further glazed entrance door leading to entrance hallway

Lounge 13'4" x 10'5" (4.08 x 3.18)

With tiled fireplace and hearth housing gas fire (not tested by agent) serving hatch to kitchen and window to front aspect

Kitchen/Diner 15'5" x 9'6" (4.70 x 2.90)

Fitted with a range of wall and base units, wall mounted folding dining table, built in double oven, electric hob, stainless steel sink/drainage with mixer tap, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler (approx. 1 year old) windows to both front and side aspects, UPVC part glazed door leading to outside areas and parking area

Bedroom 1 12'7" x 9'11" (3.85 x 3.04)

With glazed UPVC sliding patio doors leading through to conservatory

Bedroom 2 10'4" x 9'10" (3.17 x 3.02)

With UPVC glazed door and 2 windows leading to conservatory

Conservatory 17'10" x 7'3" (5.46 x 2.23)

With UPVC glazed French doors and windows leading to side garden and UPVC part glazed door and window to rear aspect

Bathroom 6'8" x 6'3" (2.05 x 1.92)

Suite comprising:- easy access walk in bath with hand rail and wall mounted shower, wash basin in vanity unit, low level WC and opaque window to front aspect

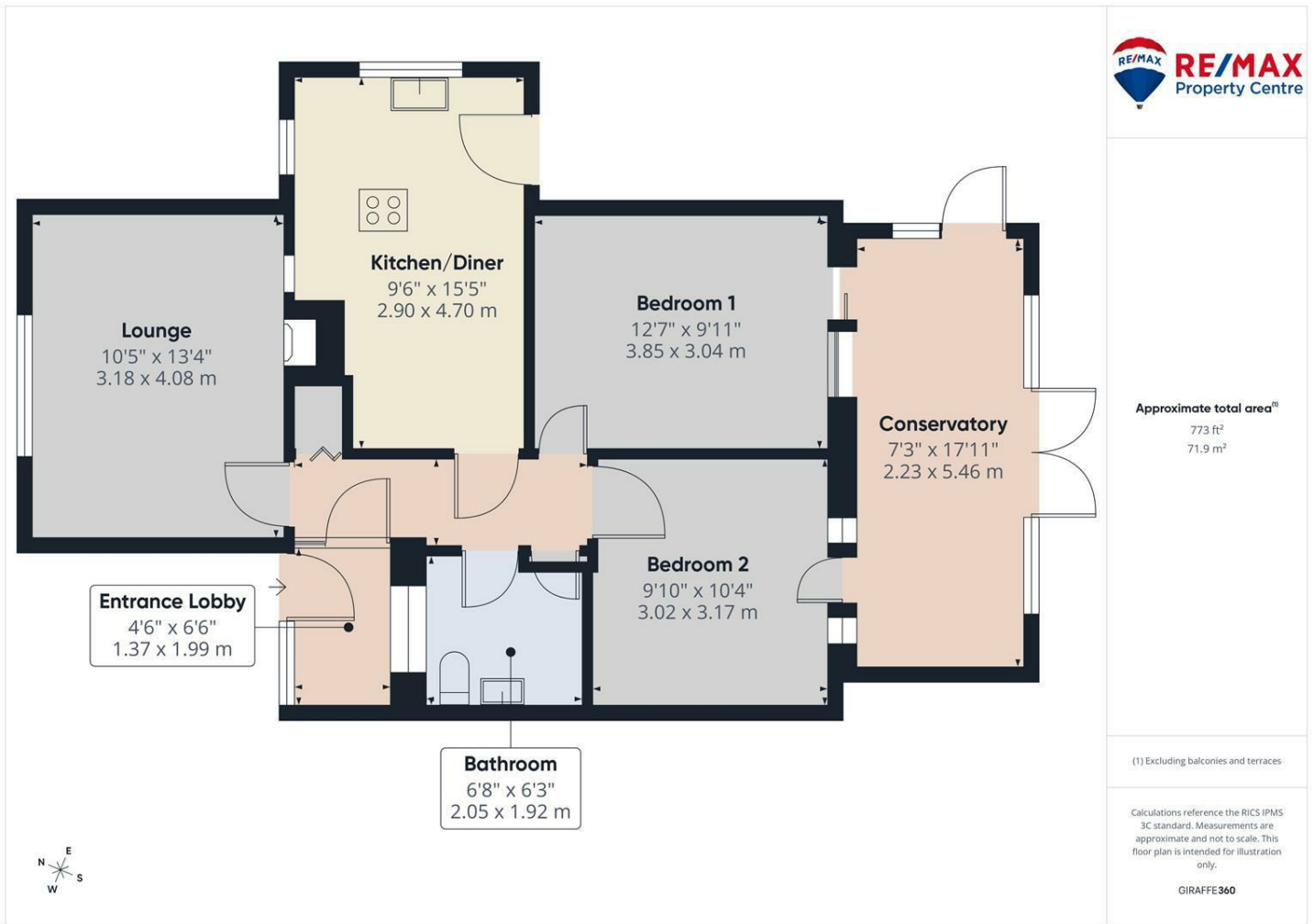
Outside Areas:-

Boasting a corner plot there is outside space to the front, side and rear of the property, mainly concrete, paved and shingled for easy maintenance.

A useful brick built storage/workshop with lean-to outbuilding to the side of the property

A concrete hard standing to the rear allows off road parking

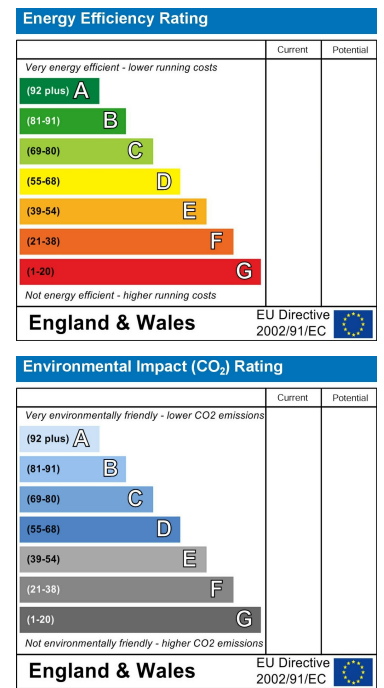
Floor Plan



Area Map



Energy Efficiency Graph



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Tending,
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