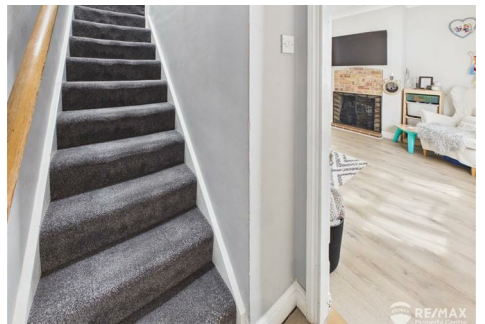




# RE/MAX

## PROPERTY HUB



## 32 Foster Road, Harwich, CO12 4QA

### Price £210,000

This well-presented two bedroom mid-terraced home offers bright and well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors. The property features a newly fitted kitchen with sky-light, a bright open-plan lounge/dining area with open fireplace, to the first floor, two generous double bedrooms and a modern 4 piece bathroom, all presented in good condition throughout.

Externally, the property benefits from a low maintenance frontage with path leading to entrance porch.

The rear garden is well in excess of 100ft, the first section is low maintenance and paved, the further larger section is mainly laid to lawn with a wooden raised decking area perfect for entertaining!  
At the rear end, an insulated garage/workshop with power and light connected and access to a concrete hardstanding which can be used for off road parking if required.

The property has seen many improvements from the current owners including a new roof - approx. 6 months old, new fitted kitchen, a new combi boiler - approx. 4 years old and a fully boarded loft

Council Tax Band: A  
Awaiting Updated EPC

### Entrance Porch

Useful storm porch, UPVC entrance door leading to:-

### Entrance Hall

Stairs to first floor and doorway leading through to:-

### Lounge/Diner 22'4" x 12'7" (6.81 x 3.84)

With brick open fireplace and tiled hearth, storage cupboard, window to front aspect and opening through to dining area, a further 2 storage cupboards and opening through to:-

### Kitchen 15'4" x 9'6" (4.68 x 2.92)

Newly fitted spacious kitchen with an array of drawers, wall and base units, stainless steel sink/drainage, Bosch built in double oven/microwave, induction hob and extractor hood, integrated dishwasher, space for american style fridge/freezer, spaces for washing machine & tumble dryer (currently double stacked), complimentary wall tiling, sky-light, 2 windows to rear aspect and part glazed UPVC door leading out to rear garden, underfloor heating

### First Floor Landing

Doors to both bedrooms and bathroom, loft access hatch (fully boarded)

### Bedroom 1 12'7" x 9'3" (3.85 x 2.83)

With double fitted wardrobes and built in storage to back wall, window to front aspect.

### Bedroom 2 12'10" x 6'5" (3.92 x 1.96)

With window to rear aspect.

### Bathroom 9'10" x 7'7" (3.02 x 2.32)

Four piece suite comprising:- shower cubicle, sunken bath with tiled surround and centralised taps, wash basin in vanity unit and low level WC, opaque window to rear aspect.

### Outside Areas:-

Externally, the property benefits from a low maintenance frontage with path leading to entrance porch.

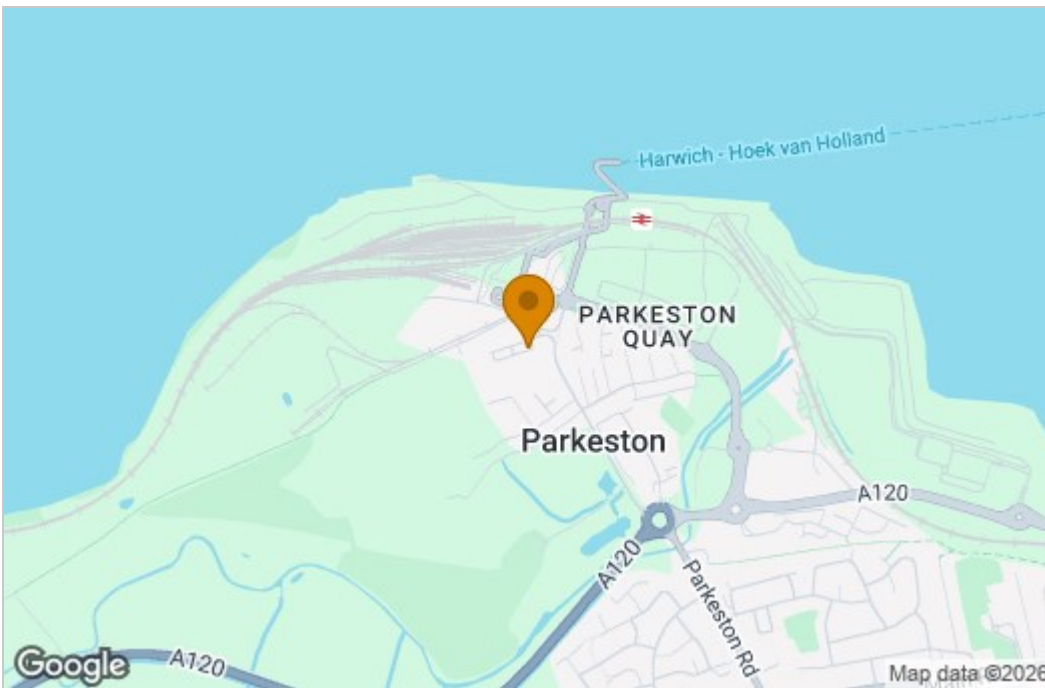
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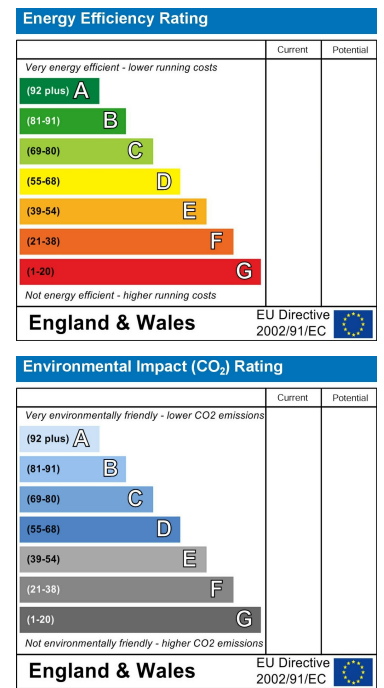
# Floor Plan



# 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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