



RE/MAX

PROPERTY HUB



66 Ashley Road, Harwich, CO12 4AW

Asking price £260,000

A well presented and extended semi-detached family home situated in a popular and convenient location, close to local schooling, shops and railway station

With an open plan sitting room/diner/kitchen, a separate front lounge, a useful GF wet room/utility plus a further first floor shower room and 3 good size bedrooms

Outside, a driveway allowing off road parking and a secluded and established rear garden to enjoy with summer house!

Entrance Hall

Stairs to first floor, under stairs recess, radiator, door to lounge, opens through to kitchen and sitting room/diner

Lounge 11'9" x 11'8" (3.59 x 3.57)

With bayed window to front aspect, brick fireplace surround, radiator, feature glass block wall allowing natural light to flow

Kitchen 7'9" x 6'10" (2.38 x 2.09)

Modern wall and base units, one and a half bowl ceramic sink/drainers with mixer tap, induction hob with extractor hood, built in oven, integrated fridge and freezer, complimentary wall tiling, radiator, opening to sitting room/dining room, window to rear aspect and UPVC double glazed back door leading to rear garden

Dining/Sitting Room 23'1" x 8'8" (7.04 x 2.66)

Feature Cast Iron fireplace and surround, breakfast bar with seating space under, 2 radiators, glass block wall, window to side aspect, sliding UPVC patio doors leading to rear garden and door through to:-

GF Wetroom/Utility 8'8" x 6'2" (2.65 x 1.89)

wall mounted electric shower, low level WC, pedestal wash basin, plumbing for washing machine, radiator, obscured windows to both rear and side aspects, partly tiled walls

First Floor Landing

With stained glass window to side aspect, doors to all 3 bedrooms and bathroom, loft access hatch

Bedroom 1 12'3" x 11'7" (3.74 x 3.55)

With bayed window to front aspect, radiator

Bedroom 2 10'11" x 7'3" (3.35 x 2.23)

Fitted wardrobes, radiator, window to rear aspect

Bedroom 3 7'11" x 6'11" (2.43 x 2.12)

Window to rear aspect, radiator, storage cupboard (housing combi boiler)

Shower Room 5'11" x 5'9" (1.81 x 1.77)

Suite comprising:- walk in shower, low level WC, wash basin with vanity storage unit, wall mounted towel radiator, fully tiled walls and obscure window to front aspect

Outside Areas:-

To the front of the property a lawned area with established bushes and shrubbery, driveway offering off-road parking, gated side access to rear garden

The fully enclosed multi-level rear garden enjoys block paved seating areas and an abundance of trees, bushes and shrubs, creating a private and calming ambience

Summer house with power connected, French doors and 2 windows to side aspects

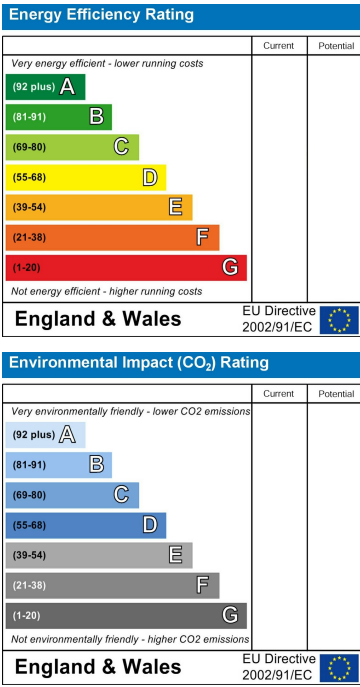
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.