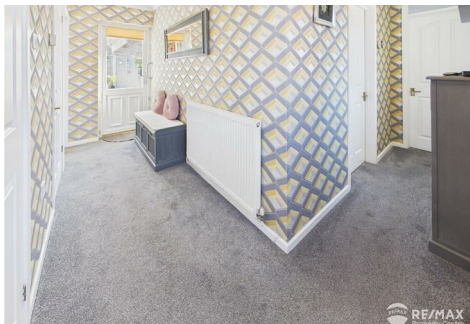




RE/MAX

PROPERTY HUB



97 Abbott Road, Harwich, CO12 4UY

Guide price £260,000

**** Guide Price £260,000 - £270,000 **** Set in a sought-after location close to the beach and seafront, this beautifully presented detached bungalow occupies a generous corner plot. The home offers two well-proportioned bedrooms, a spacious lounge/diner, a fitted kitchen, and a modern shower room. Recent upgrades include new windows and doors, a recently installed gas boiler, and tasteful décor throughout.

Externally, the property benefits from a charming rear garden, garage, and driveway, while accessibility has been thoughtfully considered with a front entrance ramp and widened internal doorways.

Having been carefully improved by the current owner, this home is ready to move into and viewing is highly recommended to fully appreciate all that it has to offer.

Entrance Hall

L shaped hallway, UPVC part glazed entrance door, internal doors through to shower room, lounge/diner and both bedrooms, airing cupboard (housing water tank), double glazed back door leading to rear garden and loft access hatch (part boarded)

Lounge/Diner 18'5" x 13'8" (5.62 x 4.18)

Full of natural light, with double aspect windows to both sides, UPVC double glazed doors leading out to rear garden, wall mounted electric feature fire

Kitchen 10'7" x 7'11" (3.24 x 2.43)

Fitted with a matching range of wooden wall and base units, one and a half bowl stainless steel sink/drain, fitted electric oven, gas hob & extractor, spaces for washing machine and fridge freezer, pantry cupboard, cupboard housing gas boiler (newly installed a few years ago) & fuse box, complimentary wall tiling, windows to front and side aspects

Shower Room 7'6" x 5'4" (2.29 x 1.64)

Newly installed suite comprising:- double walk in shower with glass screen, wall mounted shower, low level WC, sink in vanity unit, heated towel radiator, opaque window to front aspect

Bedroom 1 13'8" x 10'7" (4.18 x 3.25)

With double wardrobe (to stay) and window to rear aspect

Bedroom 2 10'2" x 8'9" (3.10 x 2.67)

With window to rear aspect and built in storage cupboards

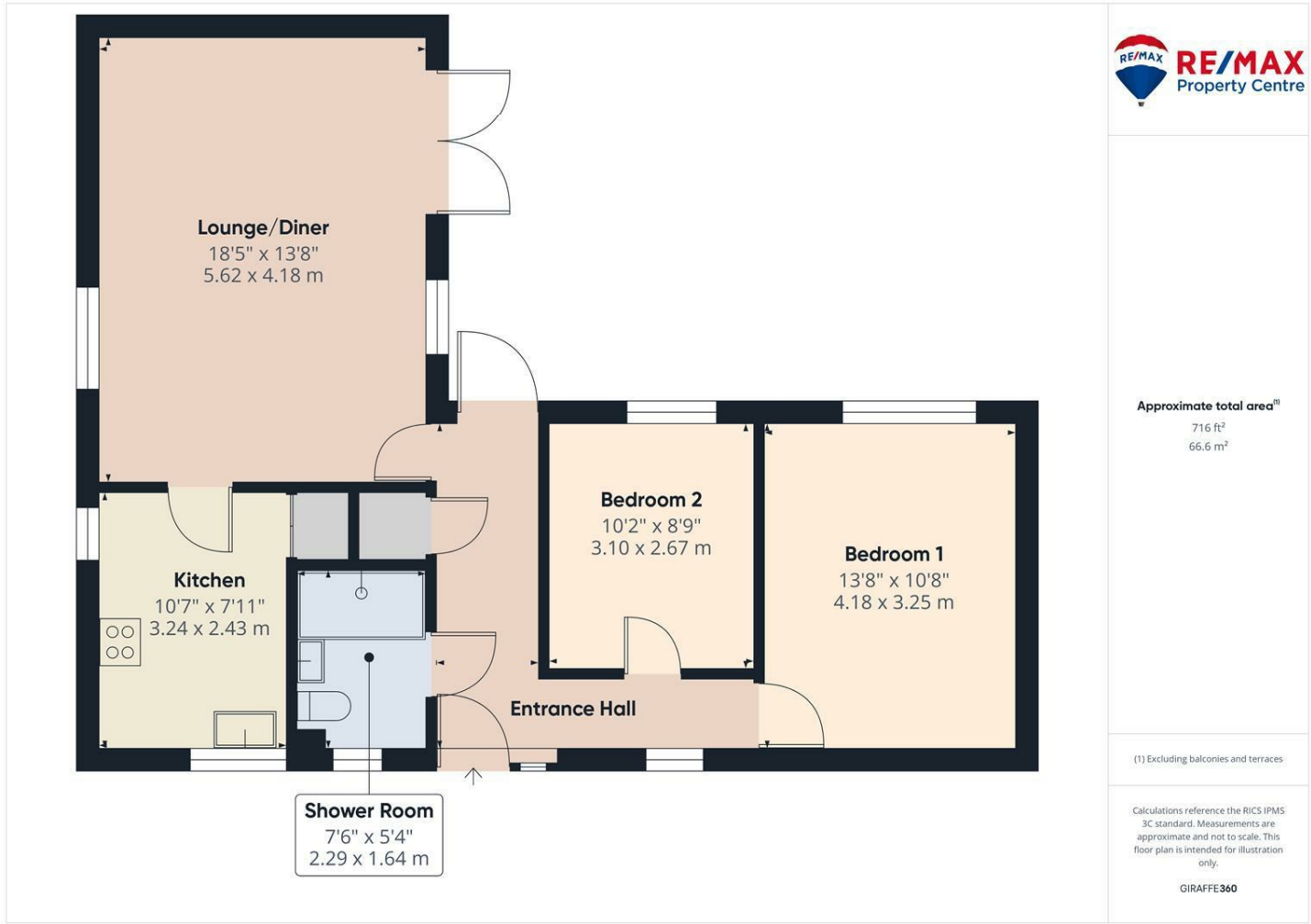
Outside Areas:

As previously mentioned the property enjoys an enviable corner position with gardens to the front, side and rear.

The front and side are low maintenance and laid with slate with planting areas, accessible ramp and handrail to entrance, garage (power & light connected) and driveway to the side of the property

The sunny rear garden is paved and fully enclosed, personnel door through to garage, gated back access to driveway, outside tap, corner summer house (power & light connected), fitted sun canopy for shade if required

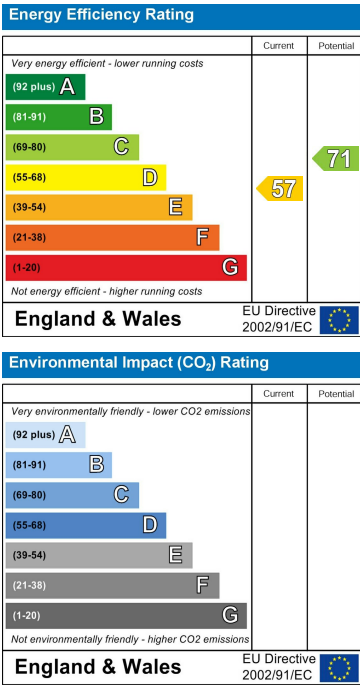
Floor Plan



Area Map



Energy Efficiency Graph



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