



# RE/MAX

## PROPERTY HUB



**63 Lee Road, Harwich, CO12 3SB**

**Guide price £200,000**

**\*\* Guide Price £200,000 - £210,000 \*\*** Beautifully presented and deceptively spacious, this end terraced home is set in a popular location within easy reach of the beach/seafront, town centre, and local schools. Inside, the property boasts a 22ft lounge/diner filled with natural light, a 19' kitchen/family room with french doors out to the rear garden, upstairs - 2 double bedrooms and an impressive family bathroom

Outside, a perfect size rear garden to enjoy, with rear access available

With high ceilings and generously proportioned rooms throughout, this lovely home is one not to be missed and viewings are recommended

### Entrance Hall

UPVC entrance door, inner door, opaque feature window to side of hallway, double doors opening into lounge/diner, under stairs storage cupboard, leads round to kitchen/family room, window to side aspect

### Lounge/Diner 22'5" x 10'8" (6.84 x 3.26)

With bay window to front aspect, fireplace surround housing gas fire (not tested by agent), back door leading to rear garden

### Kitchen/Family Room 19'4" x 9'1" (5.90 x 2.79)

Fitted with a matching range of wall and base units, spaces for fridge/freezer, washing machine and tumble dryer, built in oven, gas hob with extractor, stainless steel sink and drainer, wall mounted gas boiler, complimentary wall tiling, 2 windows to side aspect, French doors leading out to rear garden

### First Floor Landing

Doors to both bedrooms and family bathroom, loft access hatch and window to side aspect

### Bedroom 1 12'5" x 11'1" (3.81 x 3.39)

With 2 windows to front aspect allowing natural light to flow, 2 wardrobe rails set into the alcoves

### Bedroom 2 11'1" x 10'9" (3.39 x 3.28)

With window to rear aspect

### Family Bathroom 10'11" x 8'10" (3.35 x 2.70)

Suite comprising:- panelled bath with mixer taps, wall mounted shower and shower screen, wash basin in vanity unit, low level WC, fully tiled walls, opaque window to rear aspect and double storage cupboard (housing water tank)

### Outside Areas:

The front garden is low maintenance with a gate and pathway to the front door

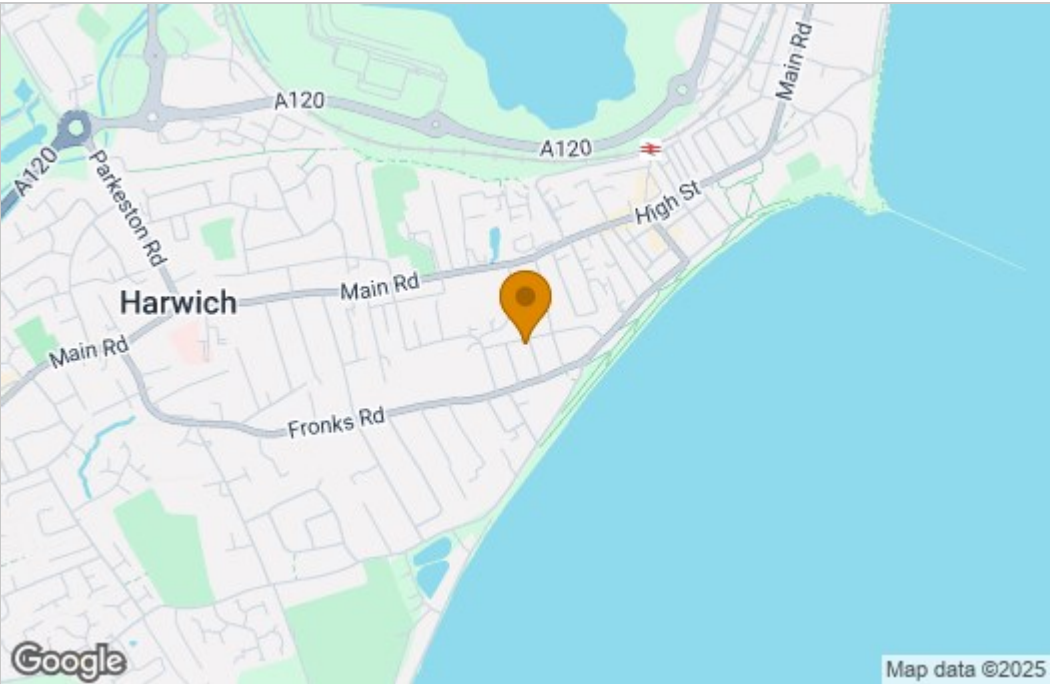
The rear garden is fully enclosed with gated access to the rear, a paved patio area for entertaining, a lawn area, 2 storage sheds and a further paved area to the rear, outside tap



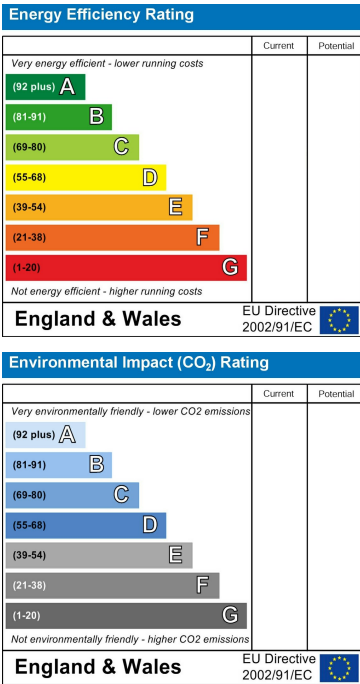
Floor Plan



Area Map



Energy Efficiency Graph



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