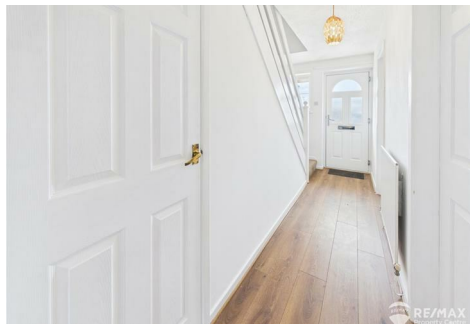
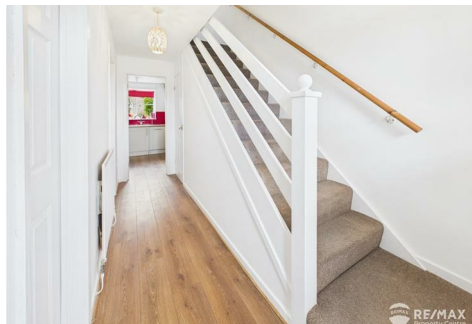




# RE/MAX

## PROPERTY HUB



## 7 Briardale Avenue, Harwich, CO12 4LH

### Price £230,000

Being sold with No Onward Chain, this spacious family home offers 3 DOUBLE bedrooms, a 20 ft lounge/diner, sunroom, a well equipped kitchen, GF WC and a generous 4 piece bathroom, with attractive front and rear gardens and a garage, early viewing is recommended!

Located in a peaceful residential location close to local schooling and other local amenities

Fully Double Glazed  
Gas Central Heating - (approx. 3 years old)  
Council Tax Band: B  
New consumer unit fitted in 2017

### Entrance Hall

Under stairs storage cupboard, stairs to first floor, window to front aspect and doors leading to lounge, kitchen and GF WC

### GF WC

Low level WC, wash basin in vanity unit and opaque window to front aspect

### Lounge/Diner 20'7" x 10'11" (6.29 x 3.34)

With tiled feature fireplace and surround, sliding patio doors leading to sunroom, doors to hallway and kitchen, window to front aspect

### Kitchen 9'3" x 9'3" (2.83 x 2.82)

Modern range of shaker style wall and base units, stainless steel one and a half bowl sink/drainage with mixer tap, fitted double oven, integrated dishwasher, spaces for fridge/freezer and washing machine, gloss splash back, wall mounted gas boiler (approx. 3 years old) window to rear aspect

### Sunroom 8'11" x 8'5" (2.74 x 2.58)

Brick and UPVC construction with double glazing to 3 sides and French doors leading out to rear garden, power & light connected

### First Floor Landing

With doors to all 3 bedrooms and bathroom, loft access hatch (part boarded with loft ladder)

### Bedroom 1 11'1" x 10'10" (3.38 x 3.32)

With window to front aspect

### Bedroom 2 10'10" x 9'2" (3.32 x 2.81)

With window to rear aspect

### Bedroom 3 9'3" x 9'2" (2.84 x 2.80)

With window to rear aspect

### Family Bathroom 10'5" x 6'0" (3.19 x 1.85)

4 piece suite comprising panelled bath, shower cubicle with newly fitted electric shower, low level WC and pedestal wash basin, built in airing cupboard and opaque window to front aspect

### Outside Areas:-

The front garden is low maintenance and laid to stone with a paved path leading to entrance door, shrubbed beds to the side

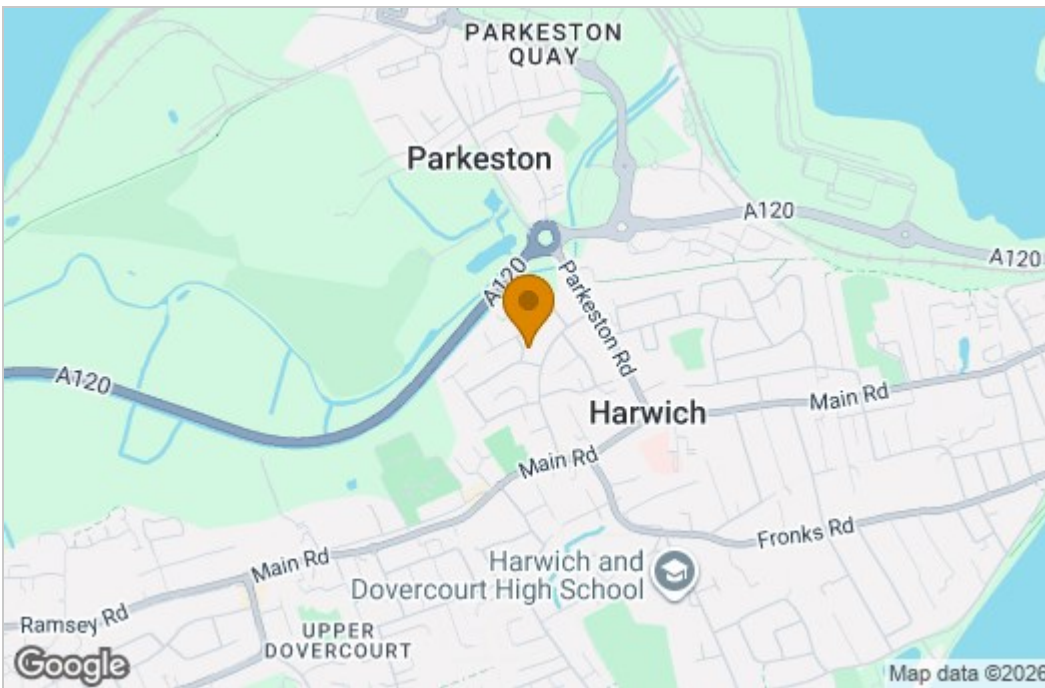
The pleasant rear garden is mainly laid to lawn, fully enclosed and not overlooked, with established trees and shrubs, planter beds, paved patio area and a further paved area to the rear, wooden storage shed

With the added benefit of a single garage in a block to the side of the property (up & over door access)

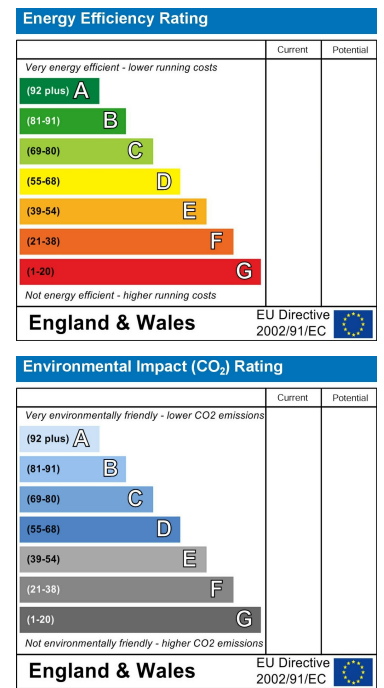
# Floor Plan



# 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.