RE/MAX PROPERTY HUB

80 Main Road, Harwich, CO12 3LH

Price £400,000

An impressive and spacious six bedroom family home, ideally located within close walking distance of the beach/seafront, town centre and mainline railway station. With approx 2,000 sq.ft of living accommodation spread across 3 floors, filled with characterful features including large room sizes, high ceilings, bay windows and picture rails, externally the property has benefitted from a new roof, and has a garage to the rear and off road parking for 4+ vehicles with 2 spaces to the front and a block paved parking area to the rear with access to the garden

EPC: D
Council Tax Band: D
Gas Central Heating - 1 year old (9 years warranty remaining)

Entrance Lobby
With part glazed wooden door leading to:-

Entrance Hall
Doors to lounge, dining room, and kitchen, under stairs recess and stairs to first floor

Lounge/Sitting Room 14'4" x 13'6" (4.37 x 4.13)
With character features including high ceilings and ornate architrave moulding, feature fireplace surround and bay window to front aspect

Dining Room 13'3" x 12'7" (4.06 x 3.86)
With window to rear aspect, picture rail, serving hatch to kitchen

Kitchen 15'10" x 10'2" (4.83 x 3.11)
Fitted with a modern range of wall and base units, one and a half bowl inset sink/drainer, spaces for appliances, range style cooker, chimney hood, built in wine rack, cupboard housing gas boiler - (approx 1 year old - 9 years warranty remaining), window to side aspect and internal door leading to:-

Utility Room 10'2" x 8'0" (3.11 x 2.44)
Spaces for appliances, window to rear aspect, door leading to:-

Sun Room 11'6" x 8'7" (3.53 x 2.64)
With windows to side and rear aspects, door leading to garden and door to:-

GF WC
WC

First Floor Landing:-
With doors to bedrooms 2, 3, 5 & 6 and bathroom

Bedroom 2 13'8" x 11'5" (4.17 x 3.49)
With bay window to front aspect, picture rail

Bedroom 3 13'5" x 12'8" (4.09 x 3.88)
With window to rear aspect

Bedroom 5 10'0" x 9'10" (3.05 x 3.01)
With window to rear aspect

Bedroom 6 9'4" x 6'11" (2.86 x 2.12)
With feature arch window to front aspect and built in storage cupboard

Bathroom 6'0" x 6'0" (1.85 x 1.85)
Modern suite comprising:- panelled bath with mixer tap and shower attachment, wash basin in vanity unit, low level WC, heated towel rail and opaque window to side aspect

Second Floor Landing:-
Doors to bedrooms 1 & 4

Bedroom 1 18'8" x 13'8" (5.71 x 4.18)
With 2 windows to front aspect

Bedroom 4 13'3" x 12'7" (4.06 x 3.85)
With window to rear aspect

Outside Areas:-

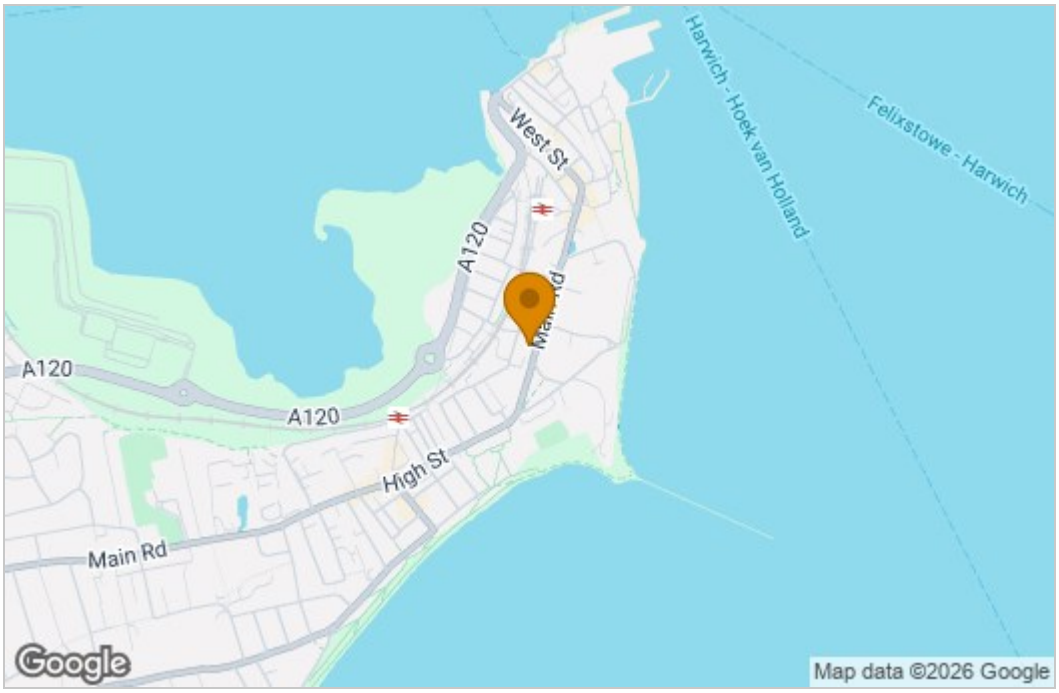
To the front of the property a block paved driveway with parking for 2 vehicles

The sizable rear garden consists of a raised decking area with steps down to the lawn

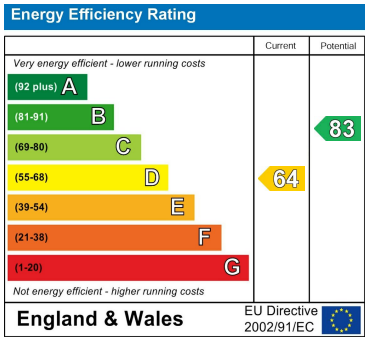
To the rear of the property a garage/workshop and a further block paved parking area, gated access to the rear

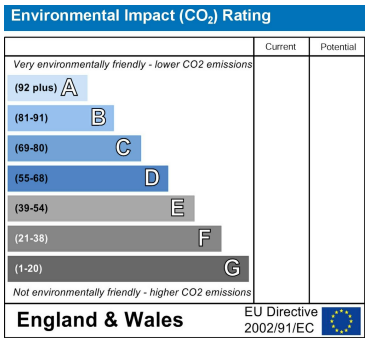
Floor Plan

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.

Tendring,
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk https://remax.uk/associates/MelClarke