



RE/MAX

PROPERTY HUB



47 Mayflower Avenue, Harwich, CO12 3NW

Price £300,000

This IMMACULATELY PRESENTED Chalet Bungalow is just a stones throw from the seafront in one of our most sought after locations, on the ground floor a welcoming entrance hall, a modern integrated kitchen, dining area, conservatory, lounge, plus a study (previously used as a GF Bedroom)

On the first floor 2 bedrooms (sea views from the front) and a well equipped shower room

To the front of the property a private gated driveway offering off-road parking and gated access to the low maintenance rear garden

Awaiting Updated EPC
Council Tax Band: C

Entrance Hall

UPVC Double glazed door and window to front aspect, doors through to study/GF bedroom and lounge area

Study/GF Bedroom 11'3" x 7'1" (3.43 x 2.16)

Currently used as a study but previously utilised as a ground floor bedroom, with triple fitted wardrobes/storage and 2 windows both to side aspect

Lounge 19'1" x 9'6" (5.83 x 2.92)

With bay window to front aspect, fitted shutter blinds, door leading through to kitchen/diner and stairs to first floor

Kitchen 10'3" x 7'0" (3.13 x 2.14)

Modern and fully integrated with built in oven, hob & extractor, splash back, integrated dishwasher, washing machine, fridge & freezer, inset sink with mixer tap, a range of gloss wall and base units (one housing gas boiler - combi approx. 18 mths old), window to rear aspect (fitted shutter blinds) and UPVC double glazed door to side leading to garden

Dining Area 9'9" x 8'9" (2.99 x 2.67)

With built in storage cupboard and opening through to:-

Conservatory 10'2" x 8'10" (3.11 x 2.71)

With windows to 3 sides and French doors leading out to garden

First Floor Landing

Window to side aspect, fitted shutter blinds, doors to both bedrooms and shower room

Bedroom 1 11'11" x 8'3" (3.64 x 2.52)

With one wall of fitted wardrobes/storage, window to front aspect (sea views and fitted shutter blinds)

Bedroom 2 12'0" x 6'7" (3.68 x 2.02)

With a fitted double and single wardrobe, window to rear aspect

Shower Room 6'9" x 4'11" (2.06 x 1.51)

Modern suite comprising:- Double shower unit, wash basin with vanity storage, low level WC, heated towel radiator, fully tiled walls and floor, window to rear aspect (sea views)

Outside Areas:-

To the front of the property a private gated block paved driveway offering off-road parking and gated access to the rear garden

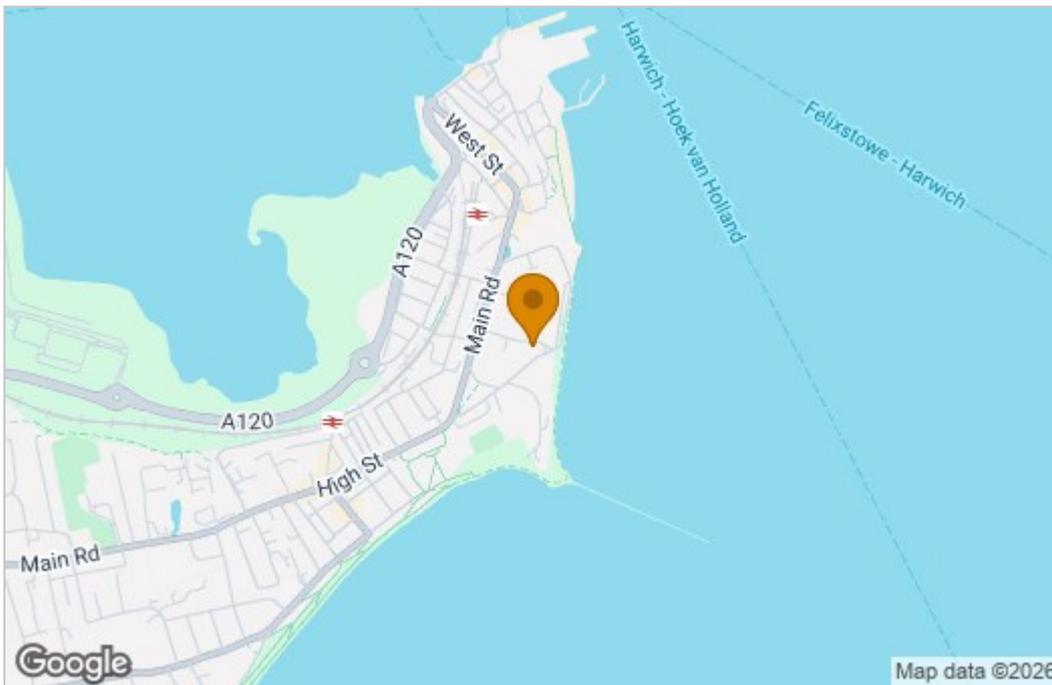
The fully enclosed rear garden is manageable and low maintenance with artificial grass, a paved area and raised planter beds

The summerhouse has been cleverly sectioned allowing one part to be used as a shed/workshop, the other half has power and light connected

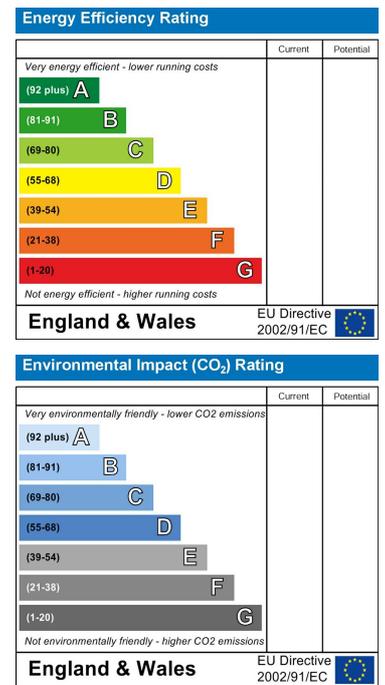
Floor Plan



Area Map



Energy Efficiency Graph



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