



# RE/MAX

## PROPERTY HUB



### **33 Briardale Avenue, Harwich, CO12 4LH**

### **Price £235,000**

Available now with no onward chain, this well-presented semi-detached family home is ideally situated in a popular residential location. The property offers three generously sized bedrooms, a comfortable lounge, a modern fitted kitchen, and a bright conservatory overlooking the rear garden.

Additional ground floor benefits include a convenient WC, while the first floor features a family bathroom. Externally, the home boasts both front and rear gardens, a private driveway, and a detached garage with power and lighting, providing excellent storage or workshop potential.

### Entrance Hall

Window to side aspect, doors to GF WC, lounge and kitchen, stairs to first floor

### GF WC

Opaque window to side aspect, Low level WC, wash hand basin, part tiled walls

### Lounge 14'0" x 11'8" (4.27 x 3.56)

With window to front aspect, fireplace surround housing fire (not tested by agent)

### Kitchen 12'11" x 7'11" (3.95 x 2.43)

Fitted with a range of modern matching wall and base units, built in electric oven & hob, spaces for fridge, freezer and washing machine, stainless steel sink & drainer with mixer tap, large under stairs storage cupboard with power points, window to rear and door leading through to conservatory

### Conservatory 11'10" x 9'8" (3.63 x 2.95)

part brick built, UPVC double glazed, with heating and door leading to rear garden

### First Floor Landing

Doors to all 3 bedrooms & bathroom, window to rear aspect, airing cupboard (housing hot water tank and gas boiler), loft access hatch (part boarded and insulated)

### Bedroom 1 13'3" x 8'11" (4.04 x 2.73)

Built in wardrobes 1 x double and 1 x single, window to front aspect

### Bedroom 2 9'1" x 8'4" (2.77 x 2.55)

With window to front aspect

### Bedroom 3 8'11" x 8'9" (2.73 x 2.69)

With window to rear aspect

### Bathroom 6'6" x 5'5" (2.00 x 1.66)

Suite comprising:- panelled bath with wall mounted shower, wash basin in vanity unit, low level WC, part tiled walls and opaque Window to side aspect

### Outside Areas:

The front garden is laid to lawn with steps approaching the entrance door, driveway to the side of the property allowing off road parking for multiple vehicles and access to detached single garage (power & light connected)

The rear garden enjoys a patio area, lawn, decked area, wooden storage shed to remain, outside tap

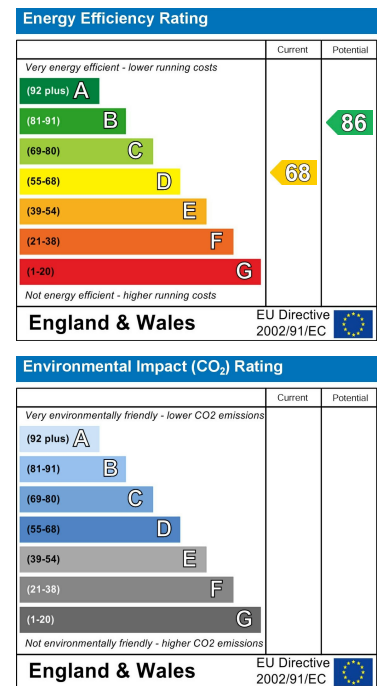
# Floor Plan



# 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.