



RE/MAX

PROPERTY HUB



31 Una Road, Harwich, CO12 4PR

Price £270,000

This deceptively spacious detached home is ideally located close to the railway station, port and retail park, offering 3 DOUBLE bedrooms, a 24ft lounge/diner, kitchen/utility, a four piece ground floor bathroom, a generous south facing garden with field views, garage and off road parking

Entrance Hall

UPVC entrance door, stairs to first floor and door leading through to:-

Lounge/Diner 24'2" x 10'11" (7.38 x 3.33)

With bay window to front aspect and another window to the rear, double storage cupboard, air conditioning unit, door leading through to:-

Kitchen/Utility 15'11" x 8'6" (4.87 x 2.61)

Fitted with a range of wall and base units, display cupboards, pantry cupboard, built in eye level oven + microwave, ceramic hob, stainless steel extractor hood, one and a half bowl ceramic sink with mixer tap, space for fridge/freezer, space for dishwasher, wall mounted gas boiler (combi), complimentary wall tiling, UPVC part glazed door leading to rear garden, 2 windows to side aspect, French doors leading to utility/laundry area, plumbing for washing machine, wall storage unit and part tiled walls, door leading through to:-

GF Bathroom 8'5" x 6'9" (2.59 x 2.08)

Four piece suite comprising:- corner shower unit, panelled jacuzzi bath with mixer tap, pedestal wash basin, low level WC, wall mounted radiator, storage cupboard, part tiled walls and opaque window to rear aspect

First Floor Landing

With doors to all 3 bedrooms, loft access hatch

Bedroom 1 11'9" x 11'1" (3.60 x 3.38)

With 2 double fitted wardrobes and drawers, air conditioning unit and 2 windows to front aspect

Bedroom 2 11'0" x 7'10" (3.37 x 2.41)

With window to rear aspect

Bedroom 3 10'0" x 8'7" (3.06 x 2.64)

With air conditioning unit and window to rear aspect

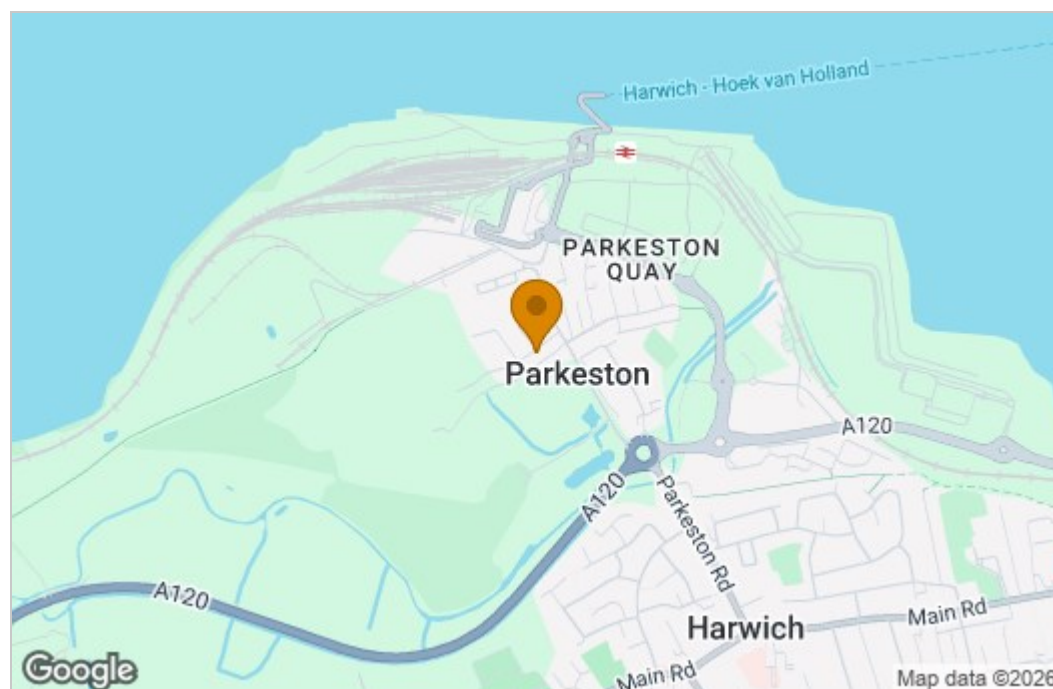
Outside Areas:-

To the front of the property a single garage (power & light connected), off road parking

The south facing rear garden enjoys a large decked area, steps down to a lawn with a patio to the side, wooden storage shed, gated side access and personnel door to garage

There is optional vehicular access/parking to the rear if desired

Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		37	75
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Tending,
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