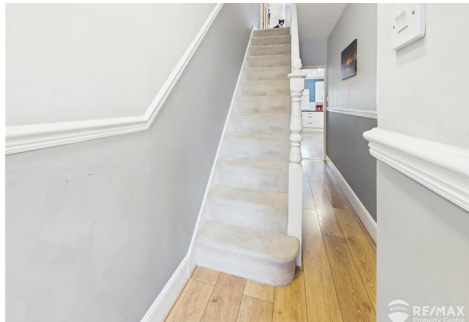




RE/MAX

PROPERTY HUB



11 Manor Road, Harwich, CO12 4DU

Price £220,000

Spacious and extended! this attractive bay fronted home offers over 952 Sq. ft. of living accommodation, with 3 double bedrooms, a 26' lounge/diner, generous kitchen/breakfast room and upstairs shower room, with front and rear gardens, a recently fitted gas boiler and full double glazing

This property is being sold in excellent decorative order and is ideally located centrally to local schools, shops, seafront and other amenities!

Council Tax Band: B
Awaiting Updated EPC

Entrance Hall

With understairs cupboard housing fuse box and doors to lounge/diner and kitchen/breakfast room

Lounge/Diner 26'2" x 8'11" (8.00 x 2.74)

A large family room with Bay fronted window to front aspect and window to rear aspect

Kitchen/Breakfast Room 17'6" x 7'8" (5.35 x 2.35)

Fitted with a modern range of wall and base units, built in oven, microwave, hob and extractor hood, one and a half bowl stainless steel sink & drainer with mixer tap, spaces for fridge/freezer, washing machine and dishwasher, complimentary wall tiling, windows to both rear and side aspects, UPVC part glazed back door leading out to rear garden

First Floor Landing

Doors to all bedrooms and shower room, loft access hatch (part boarded)

Bedroom 1 14'2" x 11'7" (4.34 x 3.55)

With 2 windows to front aspect

Bedroom 2 11'10" x 8'10" (3.61 x 2.71)

Airing cupboard (housing gas boiler - under 1 year old), window to rear aspect

Bedroom 3 9'4" x 9'2" (2.87 x 2.81)

With window to rear aspect

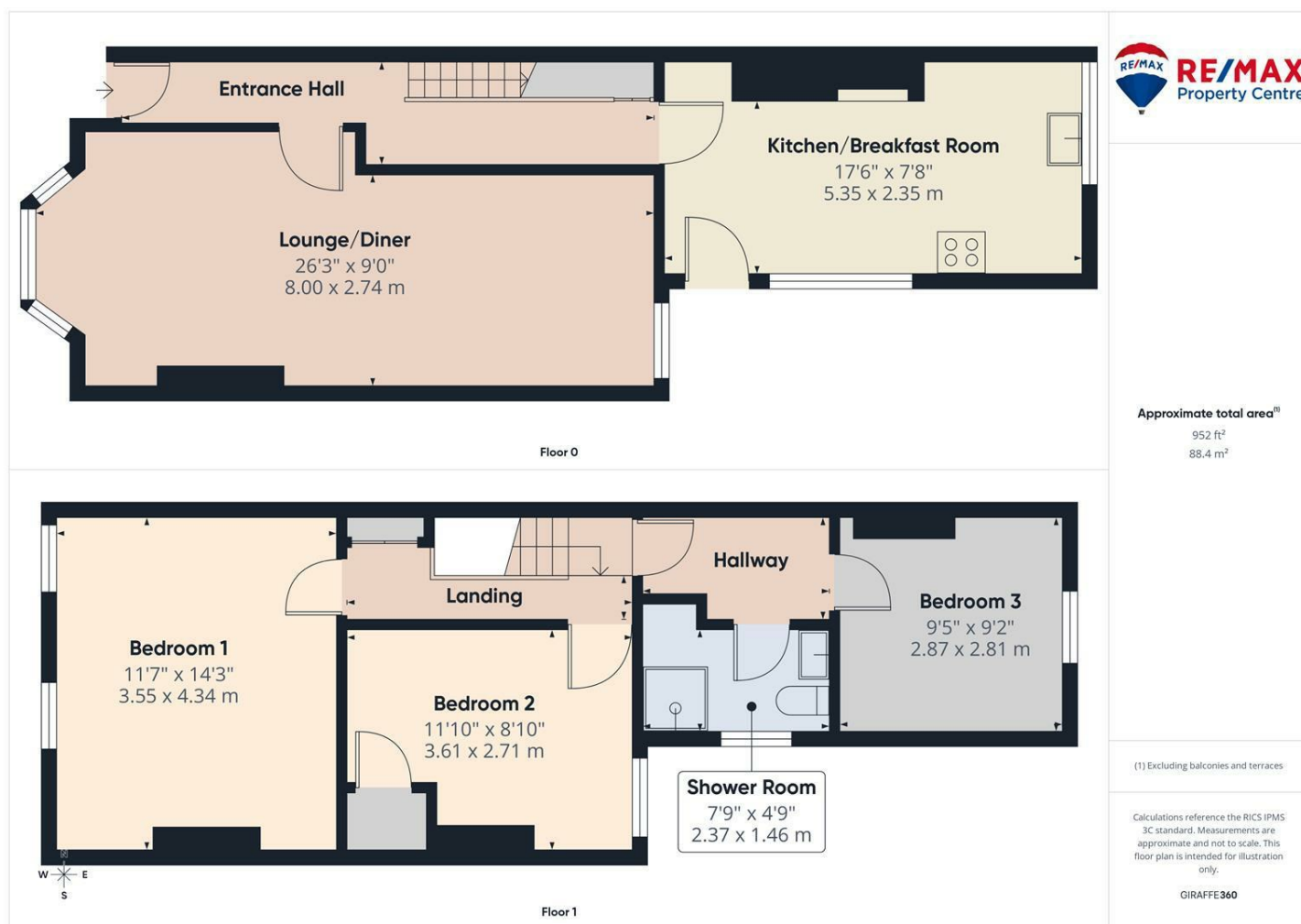
Shower Room 7'9" x 4'9" (2.37 x 1.46)

Suite comprising:- corner shower, low level WC, pedestal wash basin, partly tiled walls and opaque window to side aspect

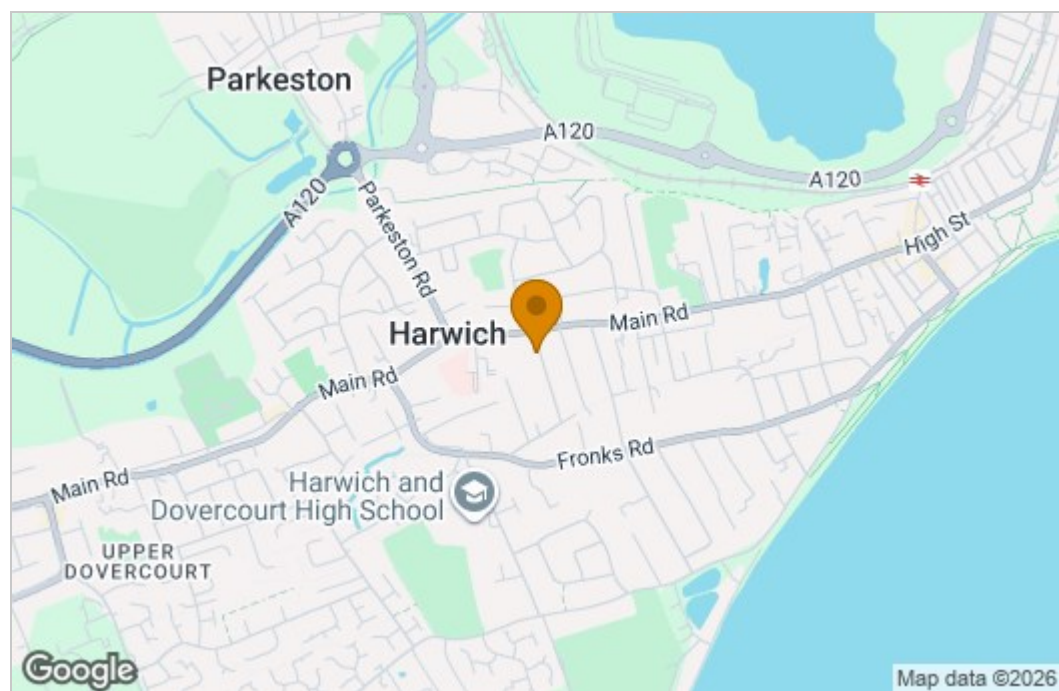
Outside Areas:



Both front and rear gardens are paved and low maintenance, the pleasant rear garden is courtyard style with storage shed and gated rear access

Floor Plan



Area Map



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

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