



# RE/MAX

## PROPERTY HUB



### **18 Garland Road, Harwich, CO12 4PB**

### **Offers in excess of £160,000**

A much improved 2 bedroom terraced home, perfect for first time buyers/investors, with a 22' lounge/diner, modern kitchen and utility, first floor bathroom and low maintenance rear garden  
Conveniently located close to Railway Station and local shops and amenities

Recently fitted windows and doors  
Heating: GCH - Combi Boiler  
Council Tax: Band A  
EPC: C

#### Lounge/Diner 22'6" x 12'0" (6.87 x 3.67)

Spacious and full of light, under stairs storage space, stairs to first floor and windows to front and rear aspect

#### Kitchen 7'9" x 5'10" (2.38 x 1.80)

Fitted with modern wall and base units, built in cooker, hob and extractor hood, ceramic sink/drainage, space for dishwasher and washing machine, window to side aspect and UPVC door leading to rear garden

#### Utility Room 6'10" x 3'2" (2.09 x 0.99)

Storage cupboards and space for tumble dryer, window to side aspect

#### First Floor Landing

Doors to both bedrooms and bathroom

#### Bedroom 1 12'2" x 9'11" (3.73 x 3.03)

With window to front aspect

#### Bedroom 2 12'5" x 6'10" (3.79 x 2.10)

Window to rear aspect, loft access hatch

#### Bathroom 8'0" x 5'10" (2.46 x 1.79)

Suite comprising:- panelled bath with wall mounted shower and glass screen, wash basin with vanity storage under, low level WC, storage cupboard housing gas boiler (combi), complimentary wall tiling and opaque window to rear aspect

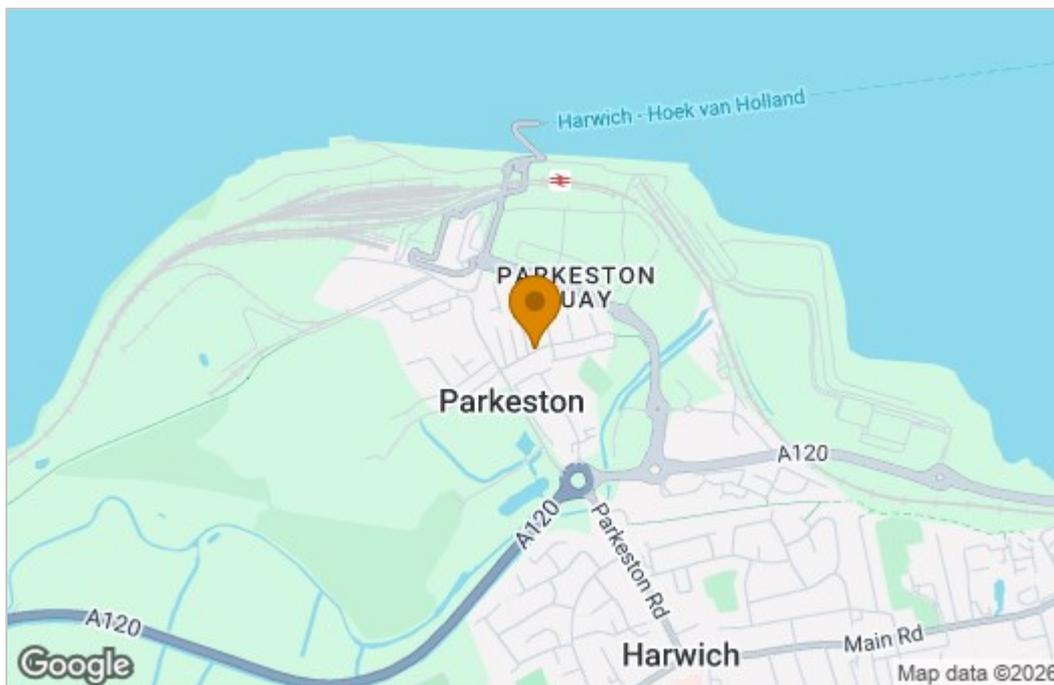
#### Outside Areas:

An easily maintained area, fully enclosed with gated rear access, storage shed to remain, outside tap

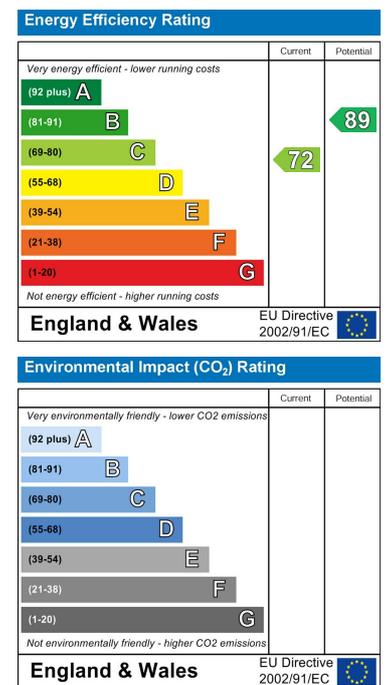
# Floor Plan



# Area Map



# Energy Efficiency Graph



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