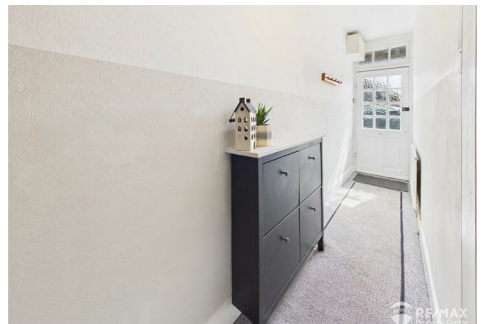




# RE/MAX

## PROPERTY HUB



**73 Manor Lane, Harwich, CO12 4EB**

**Price £230,000**

This spacious End Terrace home is well presented and bursting with personality, with 3 double bedrooms, a spacious 27' lounge/dining area, bespoke kitchen, stylish GF bathroom, exposed floorboards and characterful features throughout, front and rear gardens, full double glazing and gas central heating (combination boiler)

Located in a no-through road with easy walkable access to the beach/seafront, shops and local schooling

### Entrance Hall

Part glazed wooden entrance door, stairs to first floor and door leading through to lounge/diner

### Lounge Area 13'10" x 10'5" (4.24 x 3.20)

With bay window to front, feature open fireplace, exposed wooden floorboards, opening through to dining area

### Dining Area 13'10" x 11'6" (4.23 x 3.51)

With built in storage cupboard, exposed wooden floorboards, window to rear aspect and door leading through to kitchen

### Kitchen 10'5" x 7'11" (3.20 x 2.42)

Fitted with a bespoke range of solid Teak storage cupboards, inset sink, built in cooker and gas hob, spaces for washing machine and fridge, wall mounted boiler (combi - approx 5 years old), complimentary wall tiling, window to side aspect and door leading through to:-

### Inner Lobby

Built in utility storage cupboard housing tumble dryer and freezer, part glazed door leading to rear garden, internal door leading through to:-

### GF Bathroom 7'7" x 6'1" (2.32 x 1.86)

With free standing bath, wall mounted shower over, floating style wash basin, low level WC, opaque window to side aspect and part tiled walls

### First Floor Landing

With doors to all 3 bedrooms, loft access hatch

### Bedroom 1 14'4" x 12'4" (4.39 x 3.78)

With window to front aspect, exposed wooden floorboards

### Bedroom 2 11'7" x 8'4" (3.55 x 2.56)

With window to rear aspect, exposed wooden floorboards

### Bedroom 3 10'5" x 7'11" (3.18 x 2.43)

With windows to side and rear aspects, built in alcove shelving, exposed wooden floorboards

### Outside Areas

The front garden is fully enclosed by brick built wall and entrance gate, pathway leading to front door

The charming rear garden benefits from a paved area, lawn with shrub borders, brick built storage shed with power & light connected

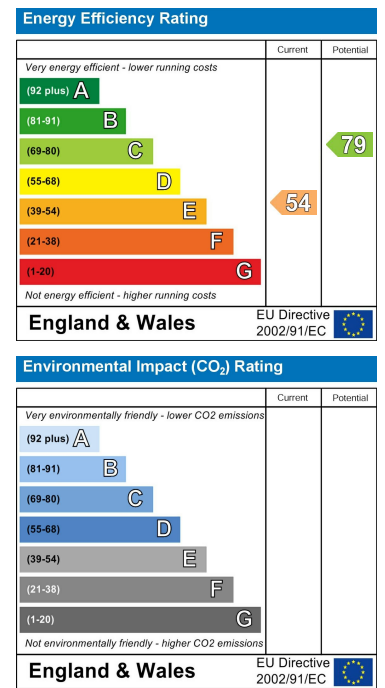
# Floor Plan



# Area Map



# Energy Efficiency Graph



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