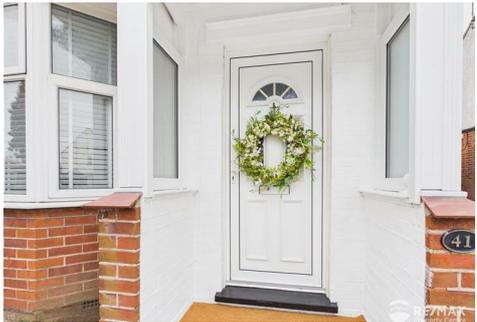




RE/MAX

PROPERTY HUB



41 Lime Avenue, Harwich, CO12 4DF

Asking price £290,000

Positioned towards the end of a peaceful cul-de-sac, this immaculately presented and extended three bedroom home has been extensively renovated by the current owners to a high standard throughout. Highlights include a stunning ground floor extension with Velux windows and aluminium bi-folding doors, creating a bright and spacious living environment ideal for modern living.

The property has undergone significant upgrades including full electrical re-wiring, replastering, updated plumbing with new radiators, new flooring throughout (LVT to the ground floor), a stylish newly fitted kitchen, and a contemporary bathroom. Externally, the rear garden has been landscaped with a newly turfed lawn, new fencing, and a generous decking area perfect for entertaining.

Offered with no onward chain, this is a true turnkey home ready for immediate occupation.

EPC: D
Council Tax Band: B
Gas Central Heating (combi boiler approx. 4-5 years old)
Hard-wired smoke/fire alarms

Entrance Hall

With an under-stairs storage cupboard, porthole-style opaque window to the side aspect, stairs rising to the first floor, and LVT flooring.

Open Plan Lounge/Dining/Family Room 28'1" x 26'1" (8.56 x 7.96)

A bright and spacious open-plan space filled with natural light, featuring a bay window to the front, newly laid carpet to the lounge area, and a feature open fireplace with wooden mantel and tiled hearth. There are built-in alcove storage cupboards and shelving, while the dining area benefits from aluminium bi-folding doors opening onto the garden and two Velux skylights, with LVT flooring throughout this section.

Kitchen 14'8" x 7'6" (4.48 x 2.30)

Leading from the dining area, newly fitted in 2025 the kitchen is finished in a modern shaker style with a range of wall and base units and integrated appliances including fridge, freezer, washing machine, and dishwasher. Further features include a built-in AEG electric fan oven, Zanussi induction hob with NEFF extractor hood, inset sink with mixer tap, complementary wall tiling, and a window to the rear aspect.

First Floor Landing

With a window to the side aspect, doors to all three bedrooms and the bathroom, and a loft access hatch with integrated ladder (loft part boarded and recently insulated). Finished with newly laid carpet.

Master Bedroom 11'0" x 10'10" (3.36 x 3.32)

With a feature fireplace, window to the rear aspect, and newly laid carpet.

Bedroom Two 11'0" x 8'9" (3.36 x 2.69)

With two double built-in wardrobes with drawers, a window to the front aspect, and newly laid carpet.

Bedroom Three 6'11" x 5'9" (2.12 x 1.76)

With a window to the front aspect and newly laid carpet.

Family Bathroom 7'10" x 5'9" (2.41 x 1.76)

Newly installed and comprising a panelled bath with wall-mounted shower and glass screen, vanity unit with inset wash basin, low-level WC, and wall-mounted heated towel radiator. The room features attractive wall panelling, part-tiled walls, extractor fan, and an opaque window to the rear aspect.

Outside Areas:-

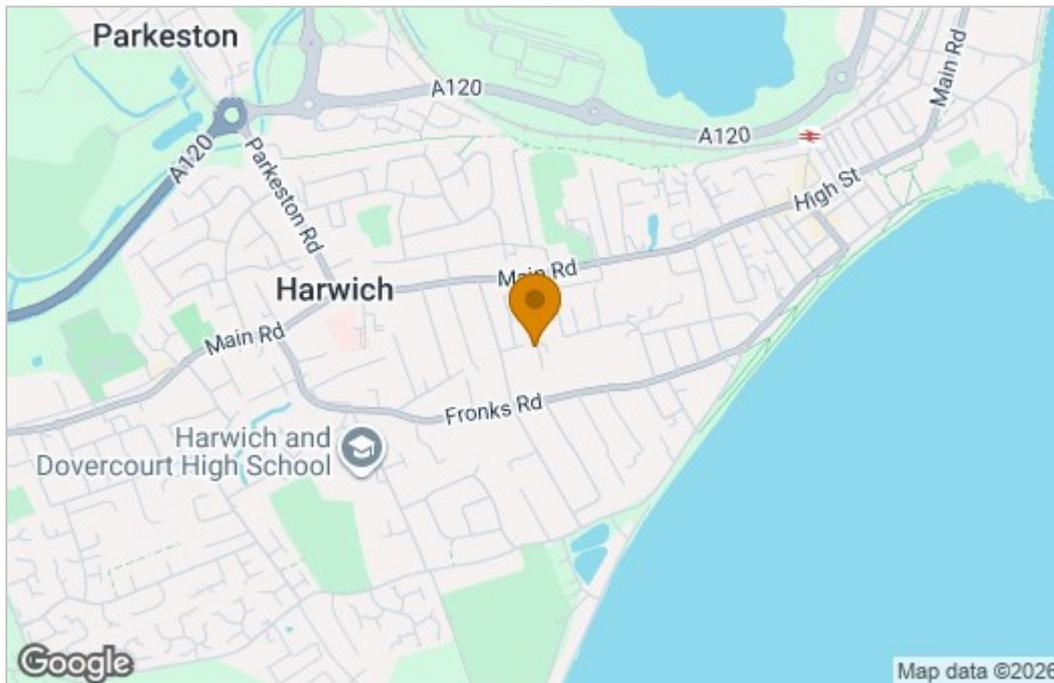
The front and side of the property are low-maintenance and mainly concrete, featuring a half brick-built porch with new windows fitted in 2025, ample side access/driveway provision, and secure gated access to the rear garden. The fully enclosed rear garden has been recently improved with new fencing (concrete posts), newly laid turf, and a

spacious wooden decking area ideal for entertaining, with a storage shed to remain.

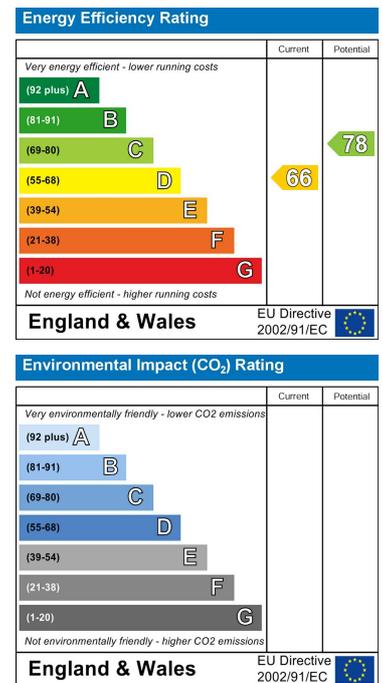
Floor Plan



Area Map



Energy Efficiency Graph



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