



RE/MAX

PROPERTY HUB



28 Lee Road, Harwich, CO12 3SJ

Price £235,000

This recently renovated and versatile home benefits from 3 double bedrooms (1 on GF) Lounge, Kitchen, Utility, GF WC, upstairs a spacious bathroom with free standing tub and double walk in shower, and low maintenance front and rear gardens

Conveniently close to beach, town centre, railway station and local schools

The property has undergone many recent improvements including a newly installed Samsung Electric Air Source Heat Pump heating system, all new floorings throughout, new front door, newly insulated loft, new double oven, new patio and garden fencing

Entrance Hall

New composite entrance door, doors leading to lounge, kitchen, GF WC and GF bedroom, stairs to first floor

Lounge 13'2" x 11'9" (4.03 x 3.60)

Flooded with natural light, with bay window to front aspect

GF Bedroom/Dining Room 11'10" x 11'4" (3.61 x 3.46)

Currently used as a ground floor bedroom, tiled fireplace, window to rear aspect, shower cubicle, wash basin

GF WC

Low level WC, wash basin, storage space and opaque window to side aspect

Kitchen 10'3" x 9'3" (3.14 x 2.83)

Fitted with a modern range of wall and base units, new cooker/hob, extractor, stainless steel sink/drainage with mixer tap, space for undercounter fridge, partly tiled walls and window to side aspect, door leading to utility/laundry room

Utility/Laundry Room 9'4" x 5'9" (2.86 x 1.77)

Plumbing for washing machine and space for other appliances, back door leading to rear garden and opaque window to side aspect

First Floor Landing

With doors to bedrooms and bathroom, window to side aspect, newly fitted loft access hatch (loft recently insulated)

Bedroom 1 15'0" x 10'9" (4.59 x 3.28)

A bright and airy double room with 2 windows to front aspect

Bedroom 2 11'11" x 11'5" (3.64 x 3.48)

Another double bedroom with window to rear aspect

Bathroom 11'1" x 9'3" (3.38 x 2.84)

Spacious suite comprising a free standing bath tub, walk in double shower, low level WC, wash basin with vanity storage, airing cupboard, opaque window to rear aspect

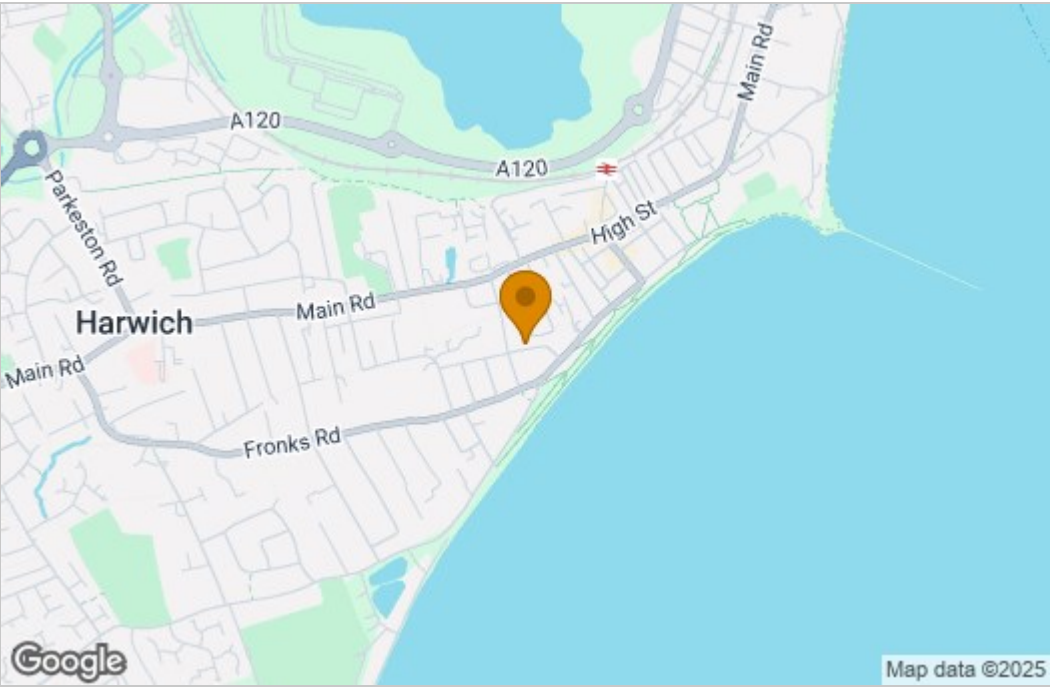
Outside Areas:-

Both front and rear gardens are low maintenance, the fully enclosed rear garden enjoys an newly laid patio area, new fencing, outside tap, 2 wooden storage sheds

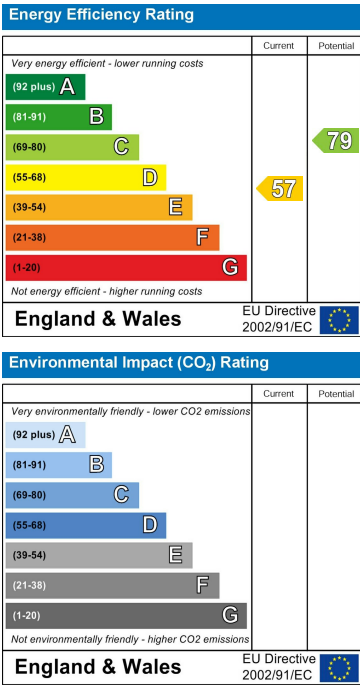
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.