RE/MAX PROPERTY HUB









27 The Ridgeway, Harwich, CO12 4AU

Asking price £270,000

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideally situated in a popular and convenient central location, close to local schools, shops and amenities.

The property boasts a stylish, high-specification kitchen, dining room/sunroom, a welcoming sitting room and a useful ground-floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden, featuring a fully insulated summer house enjoying distant port and sea views, together with gated side access. To the front, a driveway provides ample off-road parking.

Offering a fantastic combination of spacious living, flexible accommodation and attractive outdoor space, this property would make an ideal family home. Early viewing is highly recommended.

Entrance Porch
UPVC construction, glazed to front and side, entrance door to side.

Entrance Hall
Storage cupboard, stairs to first floor, under stairs storage cupboard, doors leading through to kitchen and sitting room.

Sitting Room 11'6" x 11'2" (3.52 x 3.41)
Window to front aspect.

Kitchen 15'3" x 9'0" (4.66 x 2.75)
Modern fitted kitchen only a few years old comprising:- Bosch double oven/microwave, AEG induction hob, extractor hood, inset sink/drainer with boiling water tap and water softener fitted, utility cupboard housing washing machine, and tumble dryer, integrated fridge/freezer, integrated dishwasher, wine cooler, attractive wall panelling, opens through to:-

Dining/Sunroom 18'4" x 7'8" (5.60 x 2.35)
With windows to rear and side aspect, part glazed door to side allowing garden access, door leading to:-

GF WC
Low level WC, wash basin in vanity unit, part tiled walls.

First Floor Landing
Window to side aspect, doors to all bedrooms and bathroom, loft access hatch (part boarded with loft ladder).

Bedroom 1 11'10" x 9'10" (3.62 x 3.00)
Window to front aspect, attractive feature wall panelling.

Bedroom 2 10'6" x 8'6" (3.21 x 2.61)
Window to rear aspect.

Bedroom 3 8'9" x 8'7" (2.68 x 2.62)
Window to front aspect, built in cupboard (over stairs).

Family Bathroom 5'6" x 4'9" (1.70 x 1.46)
Suite comprising:- panelled bath with wall mounted shower and glass screen, pedestal wash basin, low level WC, chrome towel radiator, airing cupboard housing wall mounted gas boiler (18mths old) , fully tiled walls, obscured window to rear aspect.

Outside Areas:-
To the front of the property a driveway allowing ample off road parking, lawn area, gated side access.

The generous rear garden benefits from sea views across to the port, with multiple patio areas for seating/entertaining, a lawned area, fully insulated summer house (power connected), a further storage shed, outside tap and gated side access available.

Floor Plan



RE/MAX Property Centre

Approximate total area(1)

893 ft²

83 m²

(1) Excluding balconies and terraces

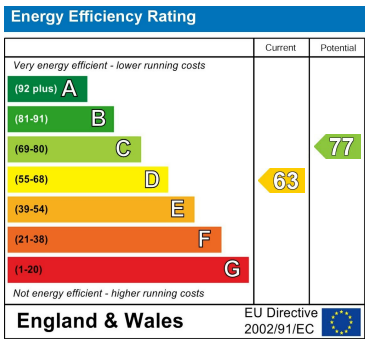
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

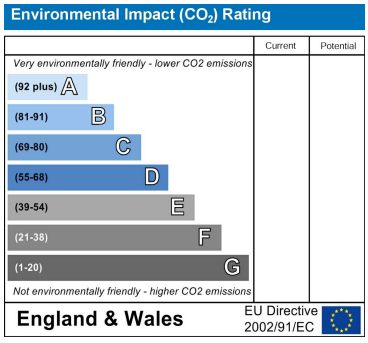
GIRAFFE360

Area Map



Energy Efficiency Graph





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