



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

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

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

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

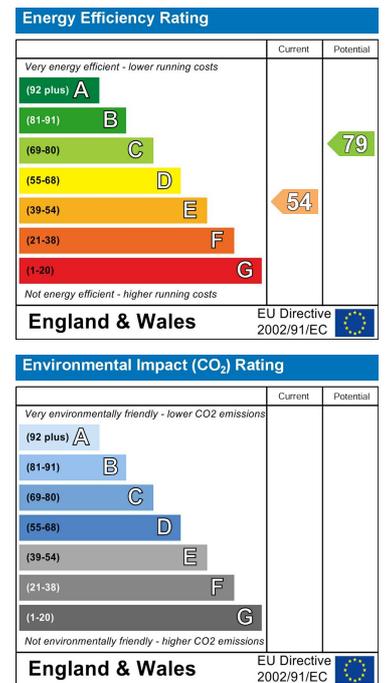
Floor Plan



Area Map



Energy Efficiency Graph



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