



# RE/MAX

## PROPERTY HUB



### **22 Rebow Road, Harwich, CO12 4XE**

### **Offers over £270,000**

**\*\* Vacant - No Onward Chain \*\*** Located in a peaceful cul-de-sac overlooking the greensward and just a short stroll away from the beach/seafront, this charming well presented bungalow offers 2 double bedrooms, 20' lounge, dining room, a newly fitted kitchen, modern shower room, with a garage and off road parking to the rear of the property, the rear garden is paved and low maintenance with gated access

Council Tax Band: C

EPC: C

Full Double Glazing

Heating: GCH - Combi Boiler approx. 4 years old

### Entrance Hall

UPVC entrance door and side panel with leaded glass, airing cupboard (housing combi boiler), doors to all rooms, loft access hatch

### Lounge 20'6" x 11'7" (6.25 x 3.54)

Fire place surround housing gas fire (not tested by agent), bay window to front aspect and UPVC sliding patio doors to the rear

### Dining Room 9'10" x 8'0" (3.01 x 2.46)

Accessed via an archway from the hallway, window to front aspect

### Kitchen 9'7" x 8'7" (2.94 x 2.63)

Recently fitted with modern wall and base units, wood effect worktops and matching upstand, integrated fridge & freezer, space for washing machine, built in oven and gas hob with extraction hood, stainless steel sink and drainer with mixer tap, window to rear aspect and UPVC part glazed back door allowing access to rear garden

### Bedroom 1 11'5" x 11'2" (3.49 x 3.42)

With bay window to front aspect

### Bedroom 2 11'1" x 8'9" (3.40 x 2.67)

With window to rear aspect

### Shower Room 6'9" x 5'6" (2.07 x 1.68)

Modern suite comprising:- Walk-in double shower with glass screen, wash basin in vanity unit with storage under, low level WC, wall mounted Chrome towel radiator, fully tiled walls and floor, opaque window to rear aspect

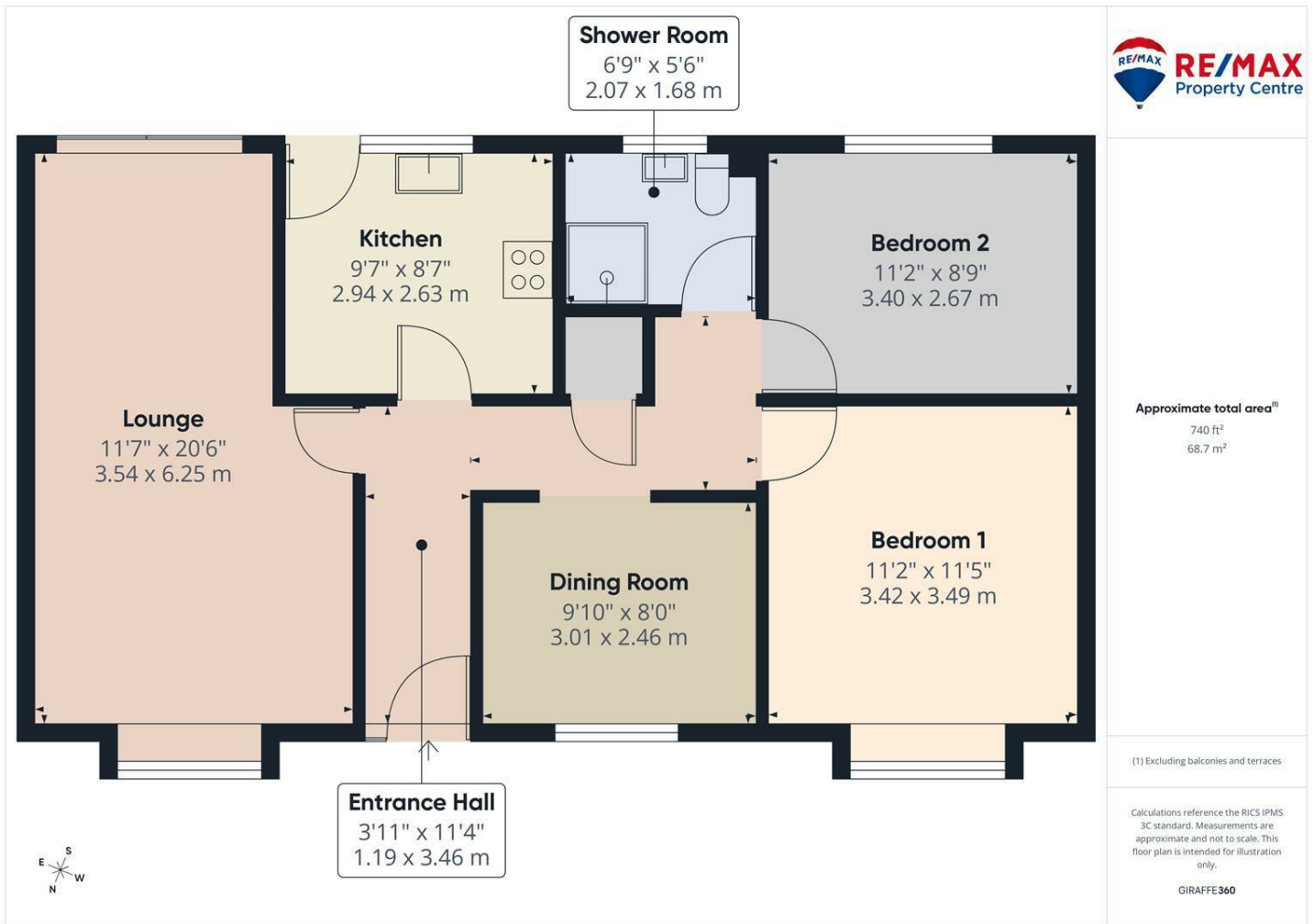
### Outside Areas:

The front of the property overlooks the greensward, block paved with post/chain fencing

The rear garden is low maintenance pre-dominantly concrete slabs, outside tap, raised planter beds, wooden storage shed to remain, with gated rear access to drive/garage

At the rear of the property a brick built garage and off road parking

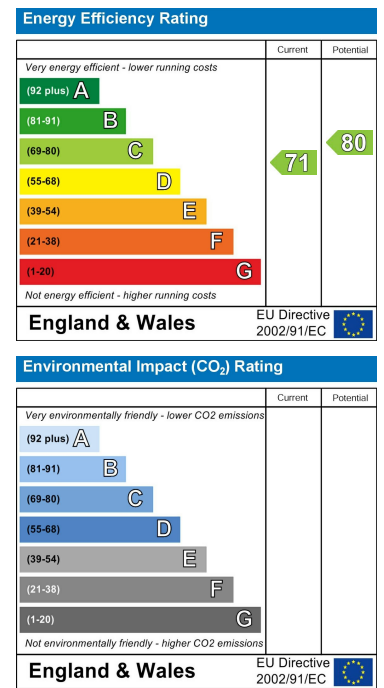
# Floor Plan



# Area Map



# Energy Efficiency Graph



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