



RE/MAX

PROPERTY HUB



18 Garland Road, Harwich, CO12 4PB

Offers in excess of £165,000

A much improved 2 bedroom terraced home, perfect for first time buyers/investors, with a 22' lounge/diner, modern kitchen and utility, first floor bathroom and low maintenance rear garden
Conveniently located close to Railway Station and local shops and amenities

Recently fitted windows and doors
Heating: GCH - Combi Boiler
Council Tax: Band A
EPC: C

Lounge/Diner 22'6" x 12'0" (6.87 x 3.67)

Spacious and full of light, under stairs storage space, stairs to first floor and windows to front and rear aspect

Kitchen 7'9" x 5'10" (2.38 x 1.80)

Fitted with modern wall and base units, built in cooker, hob and extractor hood, ceramic sink/drainage, space for dishwasher and washing machine, window to side aspect and UPVC door leading to rear garden

Utility Room 6'10" x 3'2" (2.09 x 0.99)

Storage cupboards and space for tumble dryer, window to side aspect

First Floor Landing

Doors to both bedrooms and bathroom

Bedroom 1 12'2" x 9'11" (3.73 x 3.03)

With window to front aspect

Bedroom 2 12'5" x 6'10" (3.79 x 2.10)

Window to rear aspect, loft access hatch

Bathroom 8'0" x 5'10" (2.46 x 1.79)

Suite comprising:- panelled bath with wall mounted shower and glass screen, wash basin with vanity storage under, low level WC, storage cupboard housing gas boiler (combi), complimentary wall tiling and opaque window to rear aspect

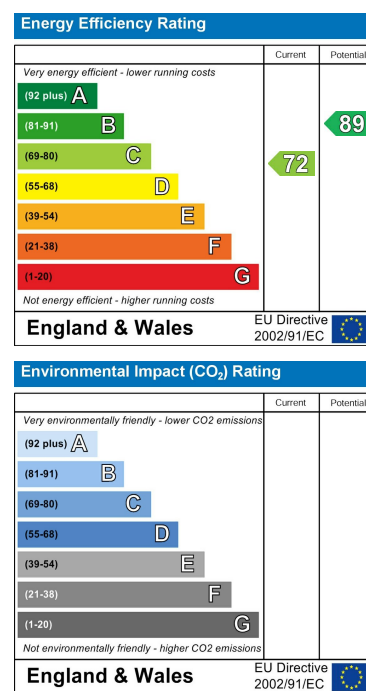
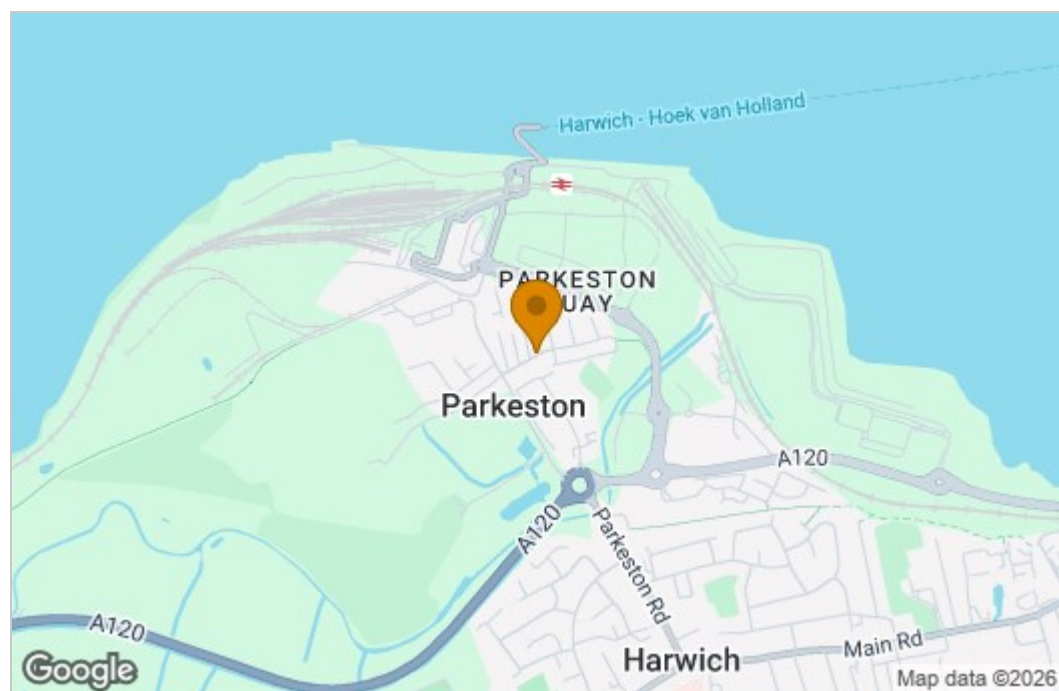
Outside Areas:

An easily maintained area, fully enclosed with gated rear access, storage shed to remain, outside tap

Floor Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>