



# 3 bedroom Mid Terraced House located in Harwich.

Asking Price Of £240,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 77 Abbott Road Harwich CO12 4UY

## FULL DESCRIPTION

### THE OVERVIEW

\*\*\*Asking Price Of £240,000\*\*\*

Featuring this attractive mid-terraced home on Abbott Road, offering three bedrooms, a well-presented interior, a modern kitchen and bathroom, off-road parking, and a private garden.

### THE HOME

Upon entering the property, you are welcomed by a bright entrance hallway, providing access to the main living areas and creating a practical space for coats and shoes.

The living room offers a warm and inviting space to relax, featuring a contemporary media wall with a built-in electric fireplace and mounted television area, creating an attractive focal point. A large window allows plenty of natural light to fill the room, while the neutral décor and modern finishes give the space a comfortable and homely feel.

Moving through to the kitchen, you will find a sleek and modern fitted space with high-gloss units, integrated appliances, and ample worktop space. The layout is both stylish and practical, with room for a dining table, making it an ideal area for everyday family meals as well as entertaining.

Upstairs, the bedrooms are well-proportioned and tastefully decorated. The principal bedroom offers generous space along with fitted mirrored wardrobes, providing excellent storage while enhancing the sense of space and light.

The home is served by a beautifully finished family bathroom, featuring contemporary tiling, a modern vanity unit with countertop basin, stylish fittings, and a clean, high-quality finish.

### THE OUTSIDE

Externally, the property benefits from off-road parking to the front, providing convenient and practical parking for residents.

To the rear, the home enjoys a well-maintained private garden, designed to offer a balance of lawn and patio space. The patio area provides the perfect spot for outdoor seating, barbecues, or entertaining during the warmer months, while the raised lawn adds a pleasant green space that is easy to maintain.

The garden is fully enclosed with fencing, offering a good level of privacy and making it ideal for families or those with pets. A pathway leads directly to the rear access door, providing convenient access to the property.

### THE LOCATION

The property is ideally situated in a convenient residential area of Harwich, offering easy access to a range of everyday amenities. Local shops, supermarkets, and services are all within close reach, making daily errands simple and convenient.

The home is also well positioned for families, with several local schools nearby, providing good



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options for primary and secondary education within the area.

For those who enjoy the coast, the beautiful Dovercourt Beach is just a short distance away. The beach and seafront offer scenic walks, open green spaces, and a popular spot for relaxing by the sea.

The location also benefits from good transport links, connecting residents to surrounding towns and further afield, making it a practical choice for commuters as well as those looking to enjoy coastal living.

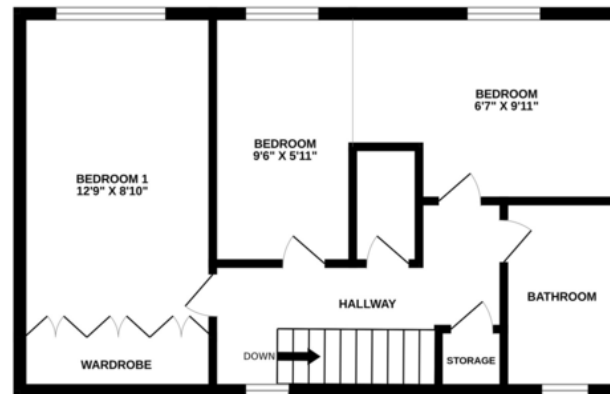


## FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

### CONTACT

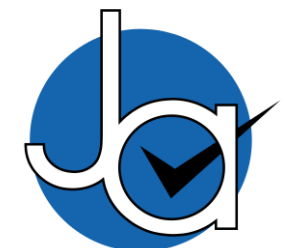
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