2 bedroom End Terraced House located in Harwich.

Asking Price Of
£230,000

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JOHN ALEXANDER
ESTATE AGENTS

Old Vicarage Road
Harwich
CO12 4BY

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FULL DESCRIPTION

THE OVERVIEW

Asking Price Of £230,000

Located on a corner plot in a peaceful area, this well-presented property features two bedrooms, off-road parking, and is just a short walk from the beach and close to local amenities.

THE HOME

As you step inside, you're greeted by a beautifully maintained and thoughtfully presented interior. The home opens with a compact porch that provides access to the home & all rooms on this level, including a spacious open-plan living and dining area, with a modern kitchen located just opposite the lounge/diner.

Stairs rise from the lounge area, leading to the first floor where you'll find two generously sized bedrooms and a conveniently located, modernised shower room.

The property is highly energy-efficient, equipped with electric storage heaters that deliver effective heating while helping to keep energy costs low. Although there is only one storage heater located in the lounge, its strategic position allows heat to rise and warm the upstairs area. Additionally, the bedrooms are fitted with individual electric heaters for added comfort.

ROOM DIMENSIONS

Porch - 3'4" x 4'7"

Kitchen - 13'7" x 7'9"

Lounge/Diner - 16'3" x 13'2"

Bedroom One - 8'9" x 13'2"

Bedroom Two - 8'8" x 9'7"

Shower Room

THE OUTSIDE

The exterior boasts off-road parking at the rear of the property, offering added convenience with ample space for two vehicles. The property benefits from a secure and private setting, enjoying a non-overlooked position that enhances both privacy and peace of mind. A gated side access leads directly into the generously sized, well-kept garden, which features a combination of lawned areas and a patio-perfect for outdoor entertaining and relaxation. Photovoltaic solar panels are installed on the roof, further enhancing the property's energy efficiency.

THE LOCATION

The property is situated on a quiet road in a peaceful area, occupying a desirable corner position. It's conveniently located within easy reach of the beach, whether by foot or car, and is close to local amenities as well as just a short distance from the high street.

EXTRA NOTES

- The solar power was installed in September 2023.

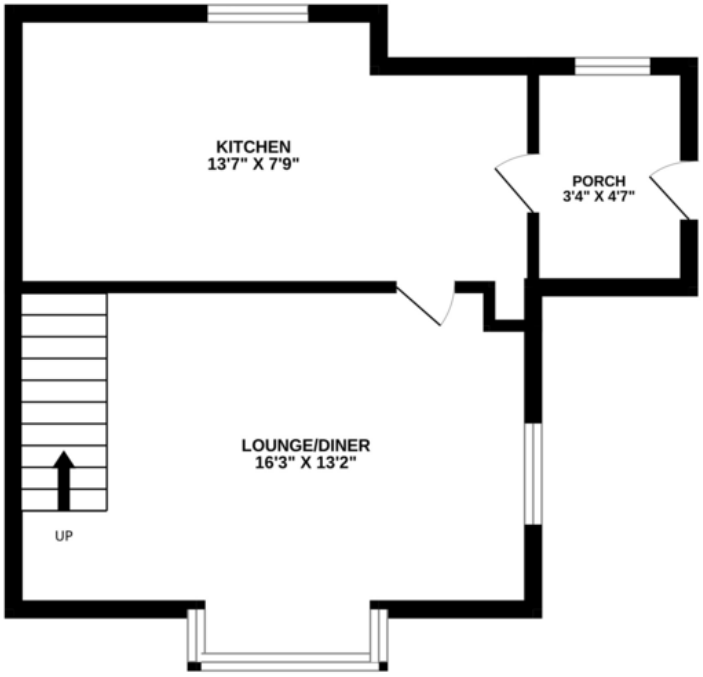
- The system is photovoltaic and works with daylight as well, of course, with sun.

- Solar panels last between 25-30 years.

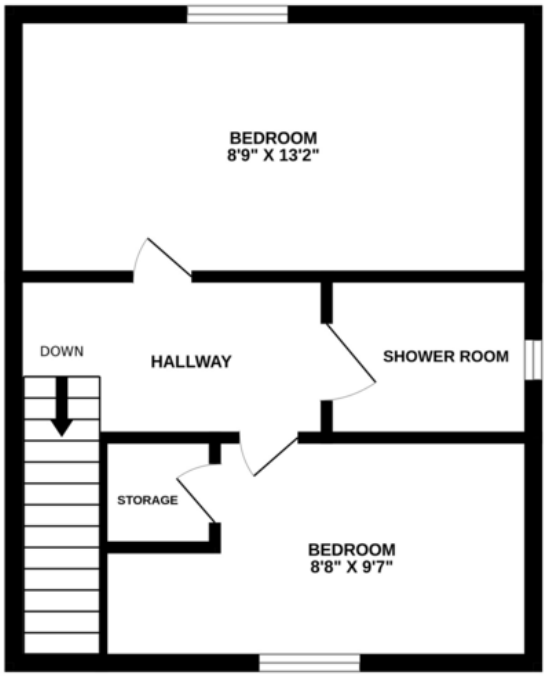
- Also fitted with bird protection wires.

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

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