



Mayflower Avenue, Harwich CO12 3NN

welcome to

Mayflower Avenue, Harwich

Situated in a sought after location is this WELL PRESENTED two bedroom semi-detached house within CLOSE PROXIMITY OF SEA FRONT & TOWN CENTRE. The property benefits from TWO RECEPTION ROOMS, CONSERVATORY as well as OFF ROAD PARKING & LOVELY REAR GARDEN.



Entrance Hall

Double glazed obscure entrance door, stairs to first floor, cupboard understairs housing boiler.

Lounge

11' 5" x 10' 4" (3.48m x 3.15m)

UPVC double glazed bay window to front, radiator, opens from Dining Room.

Dining Room

12' 4" x 9' 9" (3.76m x 2.97m)

Radiator, opens to Lounge, double glazed French doors to conservatory, pantry cupboard.

Kitchen

8' 4" x 5' 5" (2.54m x 1.65m)

Matching wall and base units with tiled splashback, square edge work top, sunken stainless steel sink with mixer taps, extractor fan, UPVC double glazed window to side, space for fridge/freezer and washing machine.

Conservatory

8' 7" x 10' 5" (2.62m x 3.17m)

Part brick and UPVC conservatory, door to side leading to garden, built in cupboard.

First Floor Landing

Obscure window to side, loft hatch.

Bedroom One

11' 2" max narrowing to 7' 7" x 13' 5" max (3.40m max narrowing to 2.31m x 4.09m)

Two UPVC double glazed windows to front, fitted wardrobes, radiator.

Bedroom Two

9' 9" x 12' 4" (2.97m x 3.76m)

Airing cupboard, UPVC double glazed window to rear, radiator.

Bathroom

9' 9" x 12' 4" (2.97m x 3.76m)

Airing cupboard, shower cubicle, low level WC, extractor fan, heated towel rail, UPVC obscure

double glazed window to rear.

Outside

To the front of the property there is a driveway with double gates with pathway leading to front door and gated side access. The rear garden has a lawn area, pond, various trees, plants and shrubs.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly



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welcome to

Mayflower Avenue, Harwich

- Well Presented Semi-Detached House
- 2 Bedrooms
- 2 Receptions & Conservatory
- Off Road Parking
- Lovely Rear Garden

Tenure: Freehold EPC Rating: Awaiting

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW108053 - 0006

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