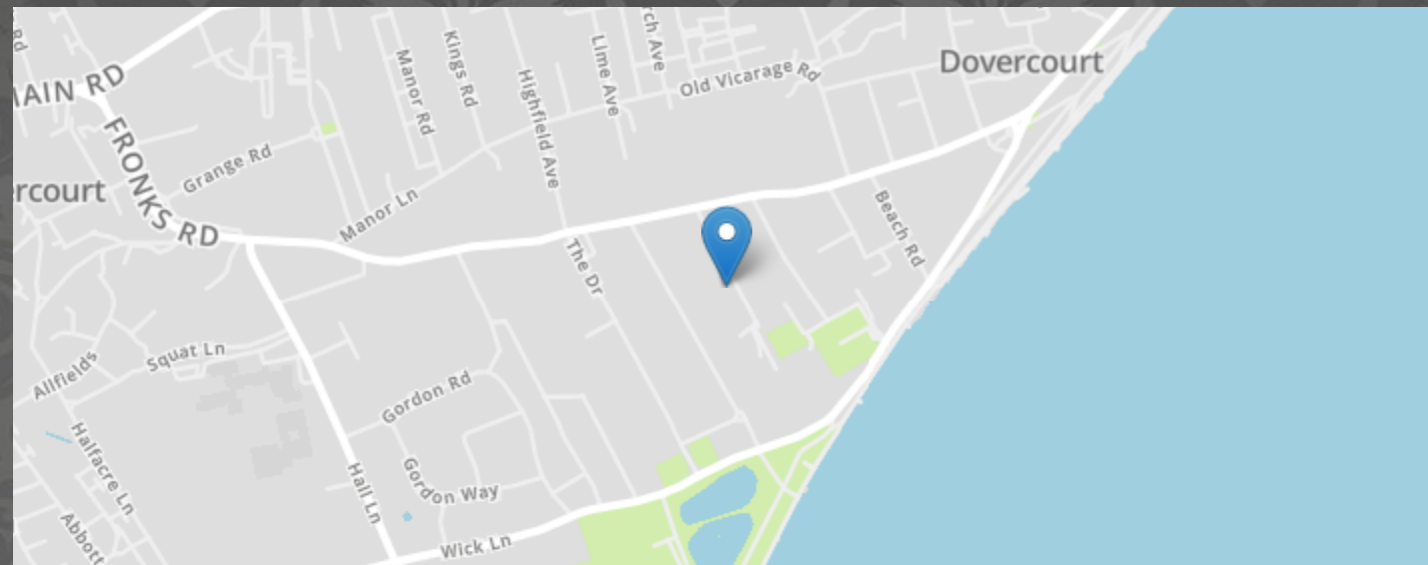


St Michaels Road, Harwich



- SEA VIEWS
- WELL PRESENTED
- FIVE/SIX BEDROOMS
- DESIRED LOCATION
- EASY WALKING DISTANCE TO THE BEACH

- SPACIOUS
- CLOSE TO AMENITIES
- FINISHED TO A HIGH STANDARD
- RECENTLY FITTED MODERN KITCHEN

MARKS & MANN



St Michaels Road, Harwich

A rare opportunity to purchase this stunning refurbished five bedroom detached home. Situated in an idyllic location on the sought after St Michaels Road of Dovercourt in a quiet Cul-De-Sac where properties rarely come to the market. The property is set over three floors, offers sea views and is positioned close to schools and the town centre, which offers a wealth of amenities, and to the bottom of the road, just a few minutes walk away, is the award winning beach at Dovercourt Bay.

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£485,000

St Michaels Road, Harwich

General information

The property has been refurbished to an exceptional standard and certainly has heaps to offer. To the ground floor - entrance hall, living room, open-plan kitchen/dining area with the kitchen benefitting from integrated appliances, solid roof conservatory and downstairs cloakroom. To the first floor - landing area, four bedrooms with the master bedroom benefitting from a shower, three of the bedrooms are doubles and the bathroom which features a walk-in shower. To the top floor is the fifth bedroom and an additional room with the potential to be a sixth bedroom. To the external aspect - paved and low maintenance space to the front, beautifully presented rear garden which features a patio area, decking area to the rear and also a tool shed and Summerhouse (both with electric).

This property will certainly make a magnificent home being recently refurbished and providing large living accommodation perfect for a family and hosting guests.

Enquire today to register your interest and arrange a viewing.

Entrance Hall

Living Room

4.45m x 4.45m (14' 7" x 14' 7")

Kitchen,dining area

7.32m x 4.75m (24' 0" x 15' 7")

Conservatory

3.82m x 3.8m (12' 6" x 12' 6")

Bedroom one

4.57m x 3.66m (15' 0" x 12' 0")

Bedroom two

4.47m x 4.11m (14' 8" x 13' 6")

Bedroom three

3.2m x 2.8m (10' 6" x 9' 2")

Bedroom four

2.44m x 3.12m (8' 0" x 10' 3")

Bedroom five

4.32m x 3.66m (14' 2" x 12' 0")

Bedroom six

4.17m x 2.92m (13' 8" x 9' 7")

Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band E.

EPC rating E.

Our ref: JB/elr.

Directions

Please use CO12 3RZ as the point of destination.

St Michaels Road, Harwich

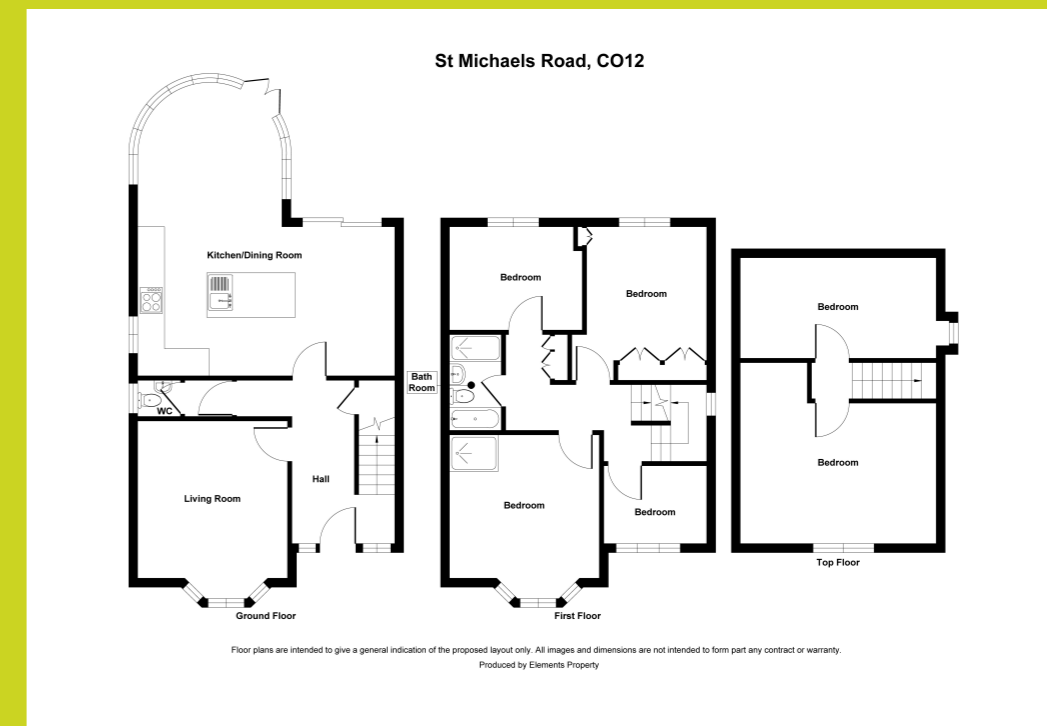
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money laundering regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		40	69
		EU Directive 2002/91/EC	