

# COMPASS

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## WEST STREET, HARWICH



**FOR RENT @ £650 pcm      DEPOSIT £750**

- \* LARGE RE-DECORATED FIRST FLOOR FLAT \***
- \* 2 BEDROOMS \* 25' LOUNGE/DINING ROOM \***
- \* KITCHEN WITH OVEN & HOB \***
- \* BATHROOM \* DOUBLE GLAZING \***
- \* GAS CENTRAL HEATING \* NEW CARPETS \***
- \* UNFURNISHED \* AVAILABLE NOW \***

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**1a West Street, Harwich CO12 3DA**

**Wooden entrance door to: -**

**Entrance Hall** Window to front, new carpet, under stairs storage cupboard, stairs to first floor.

**Large Landing** Window to side, 2 radiators, new carpet, doors to all rooms.

**Lounge/Dining Room** **25'5 (15' min) x 14'9.** 2 UPVC double glazed windows to front, new carpet, 2 radiators, fitted window seat, door to: -

**Kitchen** **13'2 x 9'4 (8' min).** Fitted eye-level cupboards with work surfaces, drawers & cupboards under, stainless-steel single drainer sink unit with mixer taps & cupboard below, built-in stainless steel electric oven, gas hob & cooker hood, tiled splash-backs, gas boiler, radiator, new vinyl flooring, UPVC double glazed window to front, further window to rear, non-maintained fridge, freezer & washing machine can remain.

**Bathroom** White suite comprising panelled bath with shower mixer taps & tiled surround, pedestal wash hand basin, close-coupled WC, radiator, opaque window to rear.

**Bedroom 1** **17'7 x 10'7 (11'8 max).** Double glazed window, radiator.

**Bedroom 2** **12' x 12' (10'9 min).** 2 double glazed windows, radiator.

**Note** Within the property are a wooden table & 4 chairs and a wooden dresser that can remain or be removed.

