

COMPASS

Lettings & Sales
New Homes
Property Management
Buy To Let Agents
Mortgage Advice
Block Management



CHURCH STREET, HARWICH

FOR SALE IS THIS GRADE II LISTED PERIOD TOWN HOUSE SITUATED IN OLD HARWICH WITH GOOD SIZE REAR GARDEN & NO ONWARD CHAIN



PRICE £285,000 FREEHOLD

- * 4 BEDROOM PERIOD TOWN HOUSE ***
- * OPEN PLAN LOUNGE/DINING ROOM/KITCHEN ***
- * FIRST & SECOND FLOOR BATHROOMS ***
- * CELLAR/SITTING ROOM * GAS C/H ***
- * UTILITY/REAR LOBBY * REAR GARDEN ***
- * NO ONWARD CHAIN ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

Church Street, Harwich, Essex, CO12 3DS...

Wooden entrance door to: -

Entrance Hall	With wooden floor, beamed ceiling, cloaks cupboard, cupboard housing meters, window & part glazed door to: -
Kitchen	11' x 9'. Fitted wooden eye level cupboards with wooden work surfaces, drawers & cupboards below, stainless steel 2½ bowl sink with mixer taps, built in electric double oven & gas hob, tiled splash backs, extractor fan, radiator, tiled floor, beamed ceiling, window to hall, open to: -
Lounge/ Dining Room	20'6 x 17' (11'3 min) (L-Shaped). Sash window to front, large inglenook redbrick fireplace, wooden floor, 2 radiators, beamed ceiling, part wood panelling to walls, built in corner cupboard, stairs to first floor, door to cellar, door to: -
Utility/Rear Lobby	With plumbing for washing machine, space for tumble dryer, radiator, gas boiler, tiled floor, wooden stable door to the rear garden.
Cellar/Sitting Room	17'3 (22'5 max) x 17'4. Brick floor, radiator, beamed ceiling, under stairs cupboard, 2 radiators, steps to trap door.
1st Floor Landing	Radiator, doors to all rooms, borrowed lighting, stairs to 2 nd floor.
Bedroom 1	16'8 x 14'. Sash window to front, 2 radiators, beamed ceiling, part wood panelling & beamed walls, range of deep built-in wooden wardrobes to 1 wall.
Bedroom 4	8'5 x 7'10. Sash window to front, radiator, wood panelled walls, beamed ceiling.
Bathroom	White suite comprising panelled bath with mixer taps & shower attachment, close-coupled WC, pedestal hand wash basin, bidet, part wood panelled walls, radiator, loft hatch, opaque window to rear.
2nd Floor Landing	Doors to all rooms, hatch to large part boarded loft, borrowed lighting.
Bedroom 2	14'6 x 11'5 (6'6 min)(L-Shaped). 2 wooden double glazed Velux windows to rear, beamed ceiling & walls, radiator, fitted wardrobe, some restricted head height.
Bedroom 3	11' x 7' min. Window to front, radiator, fitted wardrobe, some restricted head height.
Bathroom	10'8 x 7'5 (5'9 min). White suite comprising panelled bath with tiled surround, close-coupled WC, pedestal hand wash basin with tiled splash backs, cupboard with steps & door to roof, radiator, wooden double glazed Velux window to rear, some restricted head height.
Outside	To the rear of the property is a south-west facing enclosed, being L-Shaped & approx 27' x 27' , laid to shingle with raised brick-built pond & shrub beds, outside tap & lighting, 3 brick built sheds, enclosed by walling, gated rear access to Currents Lane.
Council Tax	Band D: £1,842.74 pa (April 2021 – March 2022).





Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			74 C
55-68	D			
39-54	E		50 E	
21-38	F			
1-20	G			

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.