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KINGS HEAD STREET, HARWICH

FOR SALE IS THIS DELIGHTFUL GRADE II LISTED TOWN HOUSE SITUATED IN OLD HARWICH WITH MANY ORIGINAL FEATURES, COURTYARD GARDEN & A CELLAR



Offers in Excess of £290,000 freehold

- * 3 BEDROOM PERIOD TOWN HOUSE ***
- * 18' x 15' LIVING/DINING ROOM * FITTED KITCHEN ***
- * 19' MASTER BEDROOM * BATHROOM ***
- * GAS C/H * EXPOSED BEAMS & BRICKWORK ***
- * CELLAR * REAR COURTYARD GARDEN ***

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EPC to follow...

Kings Head Street, Harwich, Essex, CO12 3EG...

Gated access to the front courtyard with glazed entrance door to: -

Kitchen	12'8 x 10'10. Fitted eye level display cabinets with wooden work surfaces, drawers & cupboards below, butler sink with mixer tap, space for range cooker, tiled splash backs, tiled floor with under floor heating, exposed beams, vaulted ceiling, UPVC double glazed window to side, sash window to rear, open doorway to: -
Living/ Dining Room	18' x 15'7 (11'5 min). Sash windows to front & side, 2 radiators, feature redbrick fireplace with inset solid fuel burner, exposed beams, wooden floor, glazed door to rear garden, wooden stairs to first floor & further door to stairs leading down to: -
Cellar	12'6 x 11. With power & light connected.
1st Floor Landing	Opaque window to side, storage cupboard, exposed beams, doors to bedroom & bathroom, stairs to ground & second floors.
Bedroom 1	19'4 x 9'. Sash windows to front & side, radiator, exposed beams, 2 built in wardrobes, wooden floor.
Bathroom	White suite comprising claw feet bath with chrome Victorian style shower mixer tap, close-coupled WC, pedestal hand wash basin, heated towel rail, radiator, exposed beams, wooden floor, opaque sash window to side & feature opaque stained-glass window to rear.
2nd Floor Landing	Storage cupboard, loft hatch, exposed beams, doors to both bedrooms.
Bedroom 2	12'2 x 9'7. Sash windows to front & side with river views, radiator, 2 built in wardrobes, wooden floor.
Bedroom 3	9'5 x 9'5. Sash window to front, radiator, walk-in wardrobe cupboard, wooden floor.
Outside	To the rear of the property is a colourful walled & paved courtyard garden.
Council Tax	Band C: £1,856.07 pa (April 2024 – March 2025).

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.