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**FOR SALE IS THIS INVESTMENT PORTFOLIO OF
5 FREEHOLD PROPERTIES IN HARWICH, ESSEX**



PRICE £1,050,000 FREEHOLD

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2 BEDROOM TERRACE COTTAGE

2 Macdonough Cottages, Station Road, Harwich CO12 3LX...

UPVC entrance door to: -

Lounge 11' (10' min) x 10'7. UPVC double glazed window to front, radiator, laminate flooring, electric meter cupboard, door to: -

Kitchen/Diner 11' x 10'4. White fitted units comprising eye level cupboard, work surfaces & splash back return, base level drawers & cupboards, built in oven & ceramic hob, stainless steel single drainer sink unit with chrome mixer tap, gas boiler, plumbing for washing machine, radiator, laminate flooring, stairs to first floor, UPVC double glazed window to rear, open doorway to: -

Rear Lobby Tiled floor, dado rail, UPVC door to rear courtyard, door to: -

Bathroom White suite comprising panelled bath with shower mixer taps & glazed screen, pedestal hand wash basin, close-coupled WC, part tiled walls, radiator, extractor fan, tiled floor, UPVC double glazed opaque window to side.

Landing With doors to both bedrooms.

Bedroom 1 11' (9' min) x 10'7. UPVC double glazed window to front, radiator, built in wardrobe.

Bedroom 2 10'6 x 8' (6' min). UPVC double glazed window to rear, radiator, fitted shelves.

Outside To the front is a paved garden, small garden shed, enclosed by fencing. Also to the front is one block paved car parking space.

Council Tax Band A: £1,392.05 pa (April 2025 – March 2026).

Note **The property is being sold as an investment opportunity, with a good long-term tenant, to Buy-to-Let investors. Full details available on request.**



Photos taken prior to latest tenancy in December 2024

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.

2 BEDROOM TERRACE COTTAGE

3 Macdonough Cottages, Station Road, Harwich CO12 3LX...

UPVC Entrance door to: -

Lounge **11' (9'9 min) x 10'6.** UPVC double glazed window to front, radiator, fireplace with electric fire, electric meter cupboard, door to:

Kitchen/Diner **11' (8'4 min) x 10'6.** Fitted eye level cupboard with work surfaces, drawers & cupboards under, built in oven & hob, 1½ bowl single drainer sink unit with mixer taps & cupboard under, tiled splash backs, gas boiler, radiator, stairs to first floor, under stairs cupboard, strip light, UPVC double glazed window to rear, door to: -

Rear Lobby Tiled floor, plumbing for washing machine, UPVC door to rear, door to: -

Bathroom White suite comprising panelled corner bath with mixer taps & shower attachment, hand wash basin, close-coupled WC, part tiled walls, radiator, UPVC double glazed opaque windows to side.

Landing With doors to both bedrooms, loft hatch.

Bedroom 1 **11' (9'9 min) x 10'7.** UPVC double glazed window to front, radiator.

Bedroom 2 **10'7 x 8' (6'10 min).** UPVC double glazed window to rear, radiator.

Outside To the front is a small garden, small garden shed, enclosed by fencing. Also to the front is one block paved car parking space.

Council Tax Band A: £1,392.05 pa (April 2025 – March 2026).

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Internal photos taken prior to latest tenancy in 2015

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2 BEDROOM TERRACE HOUSE

42 Mayflower Avenue, Harwich CO12 3NN...

Part glazed wooden entrance door leading to: -

Entrance Hall Stairs to first floor, door to: -

Lounge **14'9 (13'3 min) x 11'6 (10'4 min).** UPVC bay window to front with estuary & sea views, radiator, door to: -

Kitchen **14'5 x 7'8.** White fitted eye & base level cupboards & drawers, work surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, electric cooker with chimney style extractor hood above, tiled splash backs, plumbing for washing machine, tiled floor, strip light, under stair cupboard, UPVC double glazed window & UPVC part glazed door to rear garden.

Stairs & Landing Loft hatch, doors to all rooms.

Bedroom 1 **11'7 (10'5 min) x 10'2.** UPVC window to front with estuary & sea views, radiator, built in cupboard.

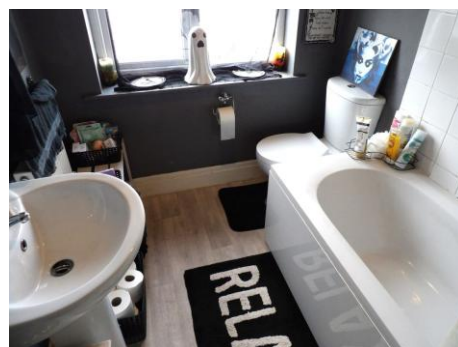
Bedroom 2 **10'9 x 8'3.** UPVC window to rear, radiator.

Bathroom White suite comprising panelled bath with shower mixer taps, rainfall head & folding glazed screen, closed-coupled WC, pedestal wash basin with chrome mixer tap, radiator, extractor fan, UPVC opaque window to rear.

Outside Lawn front garden, enclosed by fencing. There is a 35' lawn rear garden with paved patio area, garden shed, enclosed by fencing & gated rear access.

Council Tax Band B: £1,687.76 pa (April 2025 – March 2026).

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2 BEDROOM TERRACE HOUSE

44 Mayflower Avenue, Harwich CO12 3NN...

UPVC entrance door leading to: -

Entrance Hall Stairs to first floor, door to: -

Lounge **14'8 (13'2 min) x 11'6 (10'4 min).** UPVC bay window to front with estuary & sea views, radiator, laminate floor, under stair cupboard, door to: -

Dining Room **14'4 x 7'8.** Borrowed lighting to lounge, radiator, laminate floor, open double doorway to: -

Kitchen **12' x 6'.** White fitted eye & base level cupboards & drawers, work surfaces, 1½ bowl single drainer sink unit with mixer taps, cooker space with stainless steel chimney style hood above, tiled walls, plumbing for washing machine, cupboard housing Baxi gas boiler, UPVC double glazed window & UPVC glazed door to rear garden.

Stairs & Landing Doors to all rooms.

Bedroom 1 **11'8 (10'4 min) x 10'3.** UPVC window to front with estuary & sea views, radiator, laminate floor, built in wardrobe cupboard.

Bedroom 2 **10'9 x 8'2.** UPVC window to rear, radiator, laminate floor, airing cupboard housing hot water cylinder.

Bathroom White suite approx. 2 years old comprising panelled bath with new shower mixer taps & glazed screen, closed-coupled WC, pedestal wash basin with chrome mixer tap & chrome pop-up waste radiator, extractor fan, UPVC opaque window to rear.

Outside Lawn front garden, enclosed by fencing. There is a 35' paved rear garden with garden shed, shrub beds, enclosed by fencing with gated rear access.

Council Tax Band B: £1,687.76 pa (April 2025 – March 2026).

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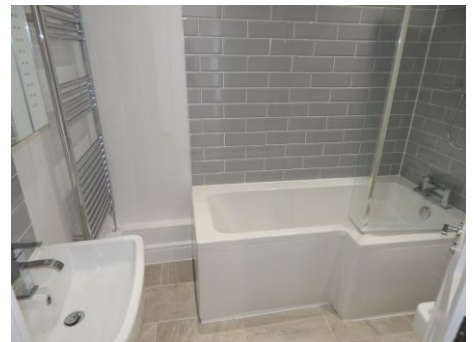
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3 BEDROOM DETACHED BUNGALOW

Manor Lane, Dovercourt, Harwich CO12 4EA

UPVC entrance door to: -

Lounge	11'10 (10'7 min) x 10'. UPVC double glazed window to side, radiator, laminate floor, vaulted ceiling, fireplace with inset feature burner style electric fire, doors to bedroom 2 & kitchen.
Kitchen	10' x 9'. Fitted solid oak worktops with drawers & cupboards under, floating solid oak eye level shelving with under lighting, built in oven, hob & stainless-steel chimney extractor fan, butler sink with chrome mixer spray taps, tiled splash backs, cupboard housing gas boiler, radiator, vaulted ceiling, laminate floor, UPVC double glazed window to side, door to: -
Rear Hall	UPVC part glazed door to front, large built in utility cupboard with plumbing & space for washing machine & tumble dryer, laminate floor, doors to bathroom & bedrooms 1 & 3.
Bedroom 1	12'8 x 11'. UPVC double glazed French doors to rear garden, radiator, laminate floor, sunken lighting, door to: -
En-Suite	New white suite comprising large walk-in shower cubicle with rainfall shower, pedestal hand wash basin, close-coupled WC, chrome heated towel rail, part tiled walls, tiled floor, heated mirrored wall cabinet with side lighting & internal shaver sockets, sunken lighting, extractor fan, UPVC double glazed opaque window to rear.
Bedroom 3	11'8 x 9'9. UPVC double glazed French door to rear garden, radiator, laminate floor, sunken lighting.
Bathroom	White suite comprising square p-shaped bath with chrome mixer taps & rainfall shower over & glazed screen, pedestal hand wash basin, close-couple WC, chrome heated towel rail, part tiled walls, heated mirrored wall cabinet with side lighting & internal shaver sockets, sunken lighting, extractor fan, tiled floor.
Bedroom 2	11' x 10'. UPVC double glazed window to side, radiator, laminate floor, vaulted ceiling, 2 built in wardrobes.
Outside	Block paved driveway providing off street parking for 2 cars. To the front is a lawn garden with flower borders, enclosed by walling & fencing. Path to the side leading to a private paved patio area at the rear which is enclosed by fencing. There is outside taps & security lighting to the front & rear.
Note	The owner extending & renovated the property in 2020-2021 to a high standard including a new Spanish Slate Roof with a modern vented ridge & positive ventilation, new kitchen, bathroom, en-suite, UPVC double glazing & laminate flooring and a new block paved driveway was laid.
Council Tax	Band A: £1,446.65 pa (April 2025 – March 2026). Please note this banding was set before the property was extended so may be reviewed.
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