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MAYFLOWER AVENUE, HARWICH

FOR SALE IS THIS ATTRACTIVE 2 BEDROOM TERRACE HOUSE WITH SEA VIEWS
BEING SOLD AS AN INVESTMENT OPPORTUNITY WITH A LONG-STANDING TENANT



PRICE £200,000 FREEHOLD

*** 2 BEDROOM TERRACE HOUSE * SEA VIEWS ***
*** LOUNGE * KITCHEN * DOUBLE GLAZING ***
*** FIRST FLOOR BATHROOM * GAS C/H ***
*** 35' REAR GARDEN * NO ONWARD CHAIN ***
*** INVESTMENT OPPORTUNITY * C - EPC RATING ***

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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).

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.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	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.

