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MAYFLOWER AVENUE, HARWICH

ATTRACTIVE EXTENDED 2 BEDROOM TERRACE HOUSE WITH SEA VIEWS BEING
SOLD AS AN INVESTMENT OPPORTUNITY WITH A LONG-STANDING TENANT



PRICE £210,000 FREEHOLD

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

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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).

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		84 B
69-80	C	70 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.*