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STATION ROAD, HARWICH

FOR SALE IS THIS 2 BEDROOM TERRACE COTTAGE BEING SOLD AS AN INVESTMENT OPPORTUNITY WITH A LONG-STANDING TENANT



PRICE £170,000 FREEHOLD

*** 2 BEDROOM TERRACE COTTAGE ***

*** LOUNGE * KITCHEN/DINER * DOUBLE GLAZING ***

*** GROUND FLOOR BATHROOM * GAS C/H ***

*** FRONT GARDEN * PARKING SPACE ***

*** EPC RATING C * INVESTMENT OPPORTUNITY ***

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 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.