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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 *
- * INVESTMENT OPPORTUNITY *

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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 courtyard, 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).
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.



Internal photos taken prior to latest tenancy in 2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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.