



## KINGS QUAY STREET, HARWICH, CO12 3ER GUIDE PRICE £550,000

"School House" is an iconic Grade II listed property offering 2,400 Sq ft of accommodation over three floors. Situated in one of Old Harwich's most desirable streets within a short walk of the beach, stunning restaurants and a choice of pubs. The property has undergone a comprehensive yet sympathetic refurbishment by the current owner and was historically the school hall dating back to the 18th century.

- Five Bedrooms
- Three Reception Rooms
- Grade II Listed
- Low Maintenance Garden
- Garage to Rear
- Old Harwich
- 100m to Beach
- Refurbished Throughout
- Three Bathrooms

## DESCRIPTION

To the ground floor the property boasts three generous receptions and a modern kitchen with integrated appliances, island and pantry. There is also a utility room, shower room and boiler room housing two gas fired boilers which provide central heating via stunning cast iron column radiators. On the first floor the master bedroom offers a walk-in wardrobe and second built-in wardrobe, the second bedroom also boasts a built-in wardrobe and third bedroom benefits from an en-suite shower room and a vaulted. There is a large family bathroom with separate shower, bath, bidet, WC and his & hers sinks, this room also has a vaulted ceiling. The second floor offers two further bedrooms both with built-in storage.

Externally there is a walled rear garden, re-designed for minimal maintenance with large patio and artificial turf, the central feature being a large olive tree. There is pedestrian access to the rear and a detached garage served via Wellington Street.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LIVING ROOM

17'4 x 12'6 (5.28m x 3.81m)

## DINING ROOM

14' x 11'7 (4.27m x 3.53m)



## SITTING ROOM

15'10 x 12'7 (4.83m x 3.84m)

## KITCHEN/BREAKFAST ROOM

15'10 x 12'8 (4.83m x 3.86m)

## LOBBY

## UTILITY ROOM

9'5 x 2'9 (2.87m x 0.84m)



## SHOWER ROOM

6'7 x 5'10 (2.01m x 1.78m)

## BOILER ROOM

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

14' x 12'2 (4.27m x 3.71m)

## WALK-IN WARDROBE

6'1 x 5' (1.85m x 1.52m)

## BEDROOM TWO

14' x 12'10 (4.27m x 3.91m)

## BEDROOM THREE

12'7 x 10'7 (3.84m x 3.23m)

## EN-SUITE

8'3 x 5'3 (2.51m x 1.60m)

## FAMILY BATHROOM

16'7 x 10'2 (5.05m x 3.10m)

## SECOND FLOOR

### LANDING

### BEDROOM FOUR

13'8 x 13'3 (4.17m x 4.04m)



### BEDROOM FIVE

13'8 x 11' (4.17m x 3.35m)

### OUTSIDE

#### FRONT

#### REAR

#### REAR ELEVATION

#### GARAGE

#### STREET SCENE REAR

### ADDITIONAL INFORMATION

Council Tax Band: E

Heating: Gas central heating

Seller's Position: found an onward purchase

Garden Facing: East

### AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### ANTI-MONEY LAUNDERING COMPLIANCE

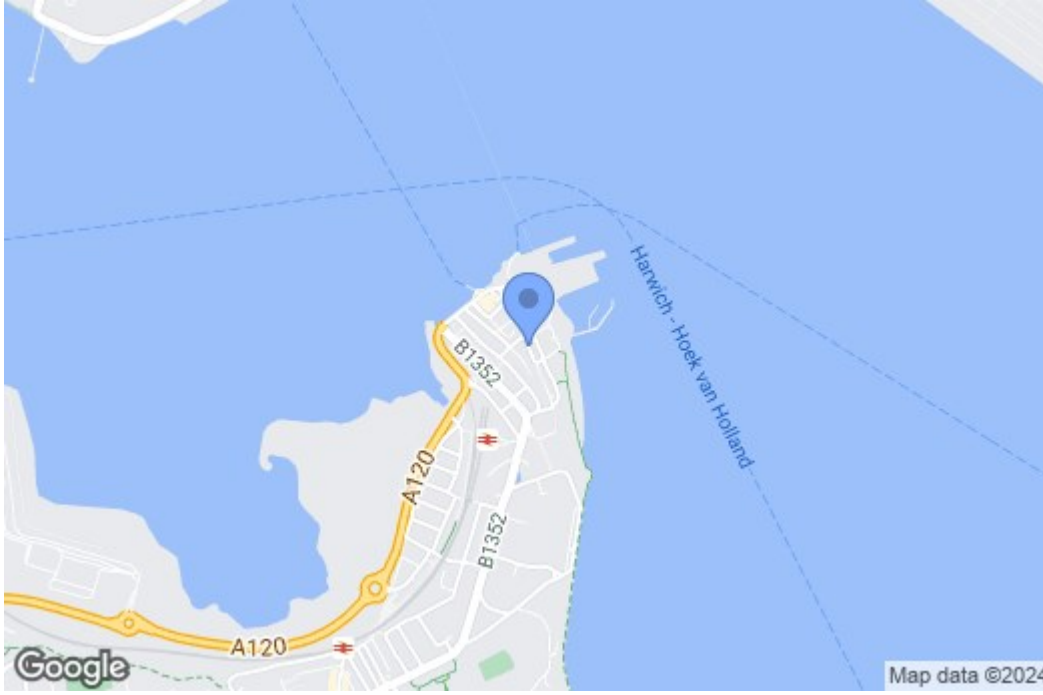
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective

purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

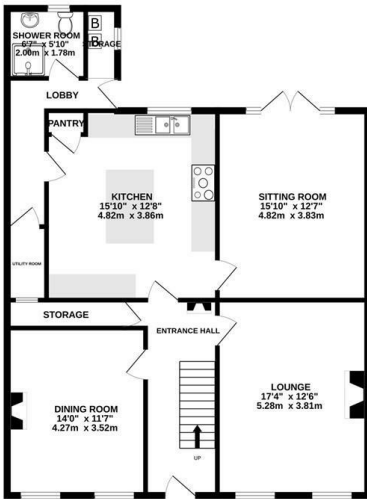
# Map

# EPC Graphs

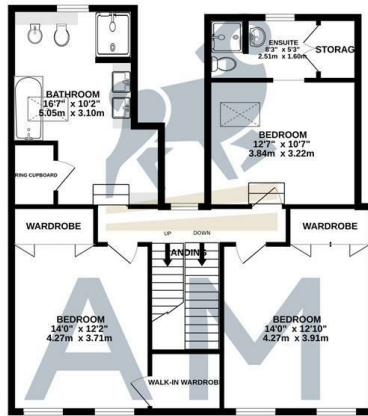


# Floorplan

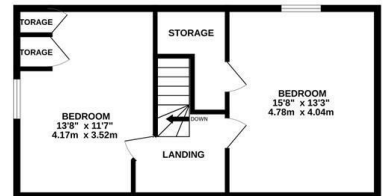
GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



2ND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2404 sq.ft. (223.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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