



## Victoria Street Harwich, CO12 3AR

Sheen's Estate Agents are pleased to offer for sale this Victorian style TWO BEDROOM SPLIT LEVEL MAISONETTE located in Dovercourt. The property is placed within walking distance of HARWICH SEAFRONT and the MAINLINE RAILWAY STATION. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14' x 9'3 Lounge
- 10'8 x 8'3 Kitchen
- Three Piece Bathroom Suite
- Split Level Maisonette
- Close To Sea Front & Town Centre
- Gas Central Heating (n/t)
- EPC Rating - D



**Price £110,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

### ENTRANCE HALLWAY

Stair flight to:

### FIRST FLOOR LANDING

Storage cupboard. Door to:

### KITCHEN

10'8 x 8'5

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Cupboards and drawers at both eye and floor level. Tiled splash backs. Space for cooker. Space for fridge freezer. Single glazed window to front.





## LOUNGE

14' x 9'3

Radiator. Single glazed windows to front



## THREE PIECE BATHROOM SUITE

White three piece suite comprising; Low level W.C, Vanity hand wash sink basin. Panelled bath with shower head attachment above. Part tiled. Radiator. Single glazed window to front.



## BEDROOM ONE

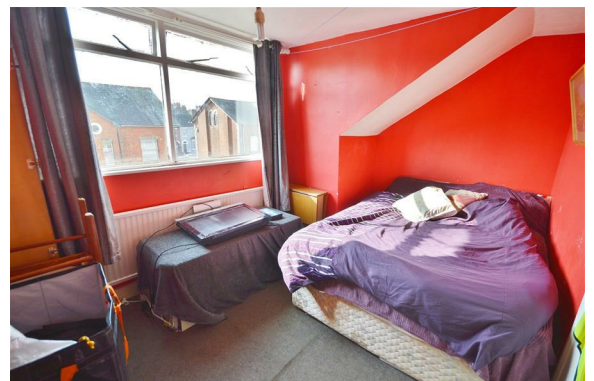
12'10 x 13'4

Built in wardrobes. Sloped ceilings. Loft access. Single glazed window to front.



## BEDROOM TWO

Radiator. Single glazed window to rear.



## OUTSIDE - FRONT



## Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 999

Annual ground rent amount (£): 0

Ground rent review period (year/month): n/a

Annual service charge amount (£): 0

Service charge review period (year/month): n/a

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: None

## BA 16/02

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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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## Selling properties... not promises

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