



Victoria Street Harwich, CO12 3AR

Having undergone a programme of modernisation by the current owner, Sheens Estate Agents are pleased to offer for sale this VICTORIAN STYLE TWO BEDROOM SPLIT LEVEL MAISONETTE. The property is located in the historic port town of Harwich and situated within walking distance of its mainline railway station and seafront.

- Two Bedrooms
- 14' x 9'3 Lounge
- 10'8 x 8'3 Kitchen
- Newly Fitted Bathroom Suite
- Gas Central Heated (n/t)
- Walking Distance To Ammenties
- No Onward Chain
- Council Tax Band A
- EPC Rating D



Price £130,000 Leasehold - Share of Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Airing cupboard. Doors to:

KITCHEN

10'8 x 8'5

Recently fitted modern kitchen comprising of square edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring gas hob. Integrated oven and grill. (All appliances not tested). Plumbing and space for washing machine. Selection of matching high gloss units at both eye and floor level. Wall mounted gas boiler concealed in cupboard (not tested). Window to rear.



BATHROOM

Recently fitted modern bathroom comprising of low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with shower attachment. Part tiled walls. Heated towel rail. Window to rear.



LOUNGE

14' x 9'3

Two windows to front. Radiator.



SECOND FLOOR LANDING

Doors to:

BEDROOM ONE

12'10x 13'4 max

Built in wardrobes. Sloped ceilings. Loft access. Radiator.
Window to front.



BEDROOM TWO

14' x 9'3 max

Window to rear. Radiator.



Material Information (Leasehold Property)

Tenure: Leasehold Share of Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1446.65 Per Annum

Length of lease (years remaining): 976 Annual ground rent amount (£): £50 Ground rent review period (year/month): Annual service charge amount (£):0 Service charge review period (year/month):

Any Additional Property Charges: As the property is Share of Freehold, the owner doesn't pay themselves the Ground Rent. They do insure the property themselves.

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

LE 11/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

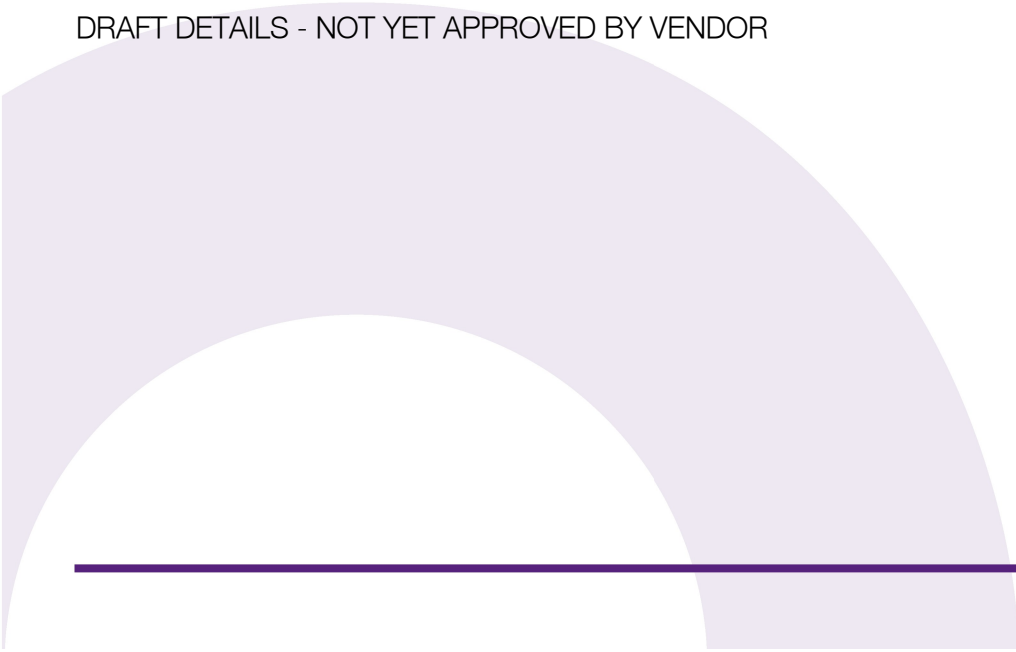
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

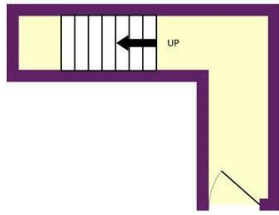
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

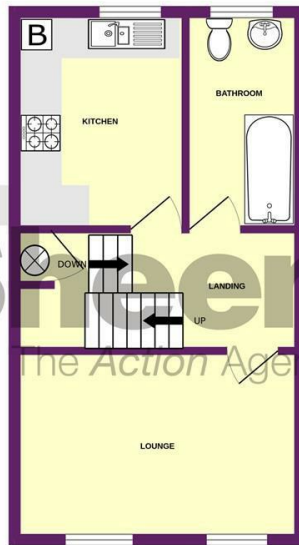
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



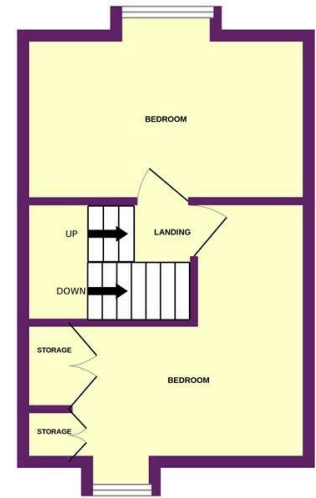
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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The Action Agents

