



## Victoria Street Harwich, CO12 3AR

Sheen's Lettings & Management are delighted to offer FOR LET THIS VICTORIAN STYLE TWO BEDROOM SPLIT LEVEL MAISONETTE. The property has undergone a programme of modernisation by the current owner. The property is located in the historic port town of Harwich and situated within walking distance of its mainline railway station and seafront. Call now for further details and to arrange a viewing.

- Two Bedrooms
- No Pets
- Gas Central Heating
- Newly Fitted Bathroom Suite
- Walking Distance To Amenities
- 14' x 9'3 Lounge
- 10'8 x 8'3 Kitchen
- Deposit £1038.00
- Council Tax Band A
- EPC Rating D



**£900 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### ENTRANCE HALLWAY

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

Entrance door to:

### KITCHEN

10'8" x 8'5"

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. Plumbing facilities and space for washing machine. Selection of matching high gloss units at both eye and floor level. Wall mounted gas boiler concealed in cupboard. 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

14'0" x 9'3"

Two windows to front. Radiator.

## BEDROOM ONE

12'10"x 13'4" max

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



## BEDROOM TWO

14'0" x 9'3" max

Window to rear. Radiator.



## HOLDING DEPOSIT

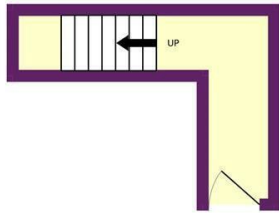
Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £207.00, this comes off the total deposit which is £1038.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

## Right To Rent Checks

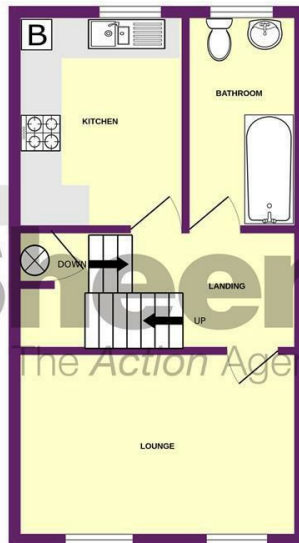
As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.



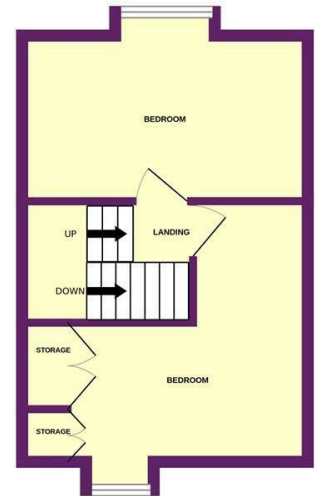
GROUND FLOOR



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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**Sheen's**  
The Action Agents

