



REID RESIDENTIAL

FOR SOME MUCH NEEDED R&R  
WHEN SELLING YOUR HOME



11 Hamilton Street  
Harwich, CO12 4PQ

Guide price £130,000



## 11 Hamilton Street Harwich, CO12 4PQ

Welcome to Hamilton Street, Harwich - a charming terraced house built in 1900 that offers a fantastic investment opportunity with a tenant already in place. This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a large lounge and dining room, ideal for relaxing with loved ones or entertaining guests. The galley style kitchen is not only practical but also adds character to the home, making it a joy to prepare meals in.

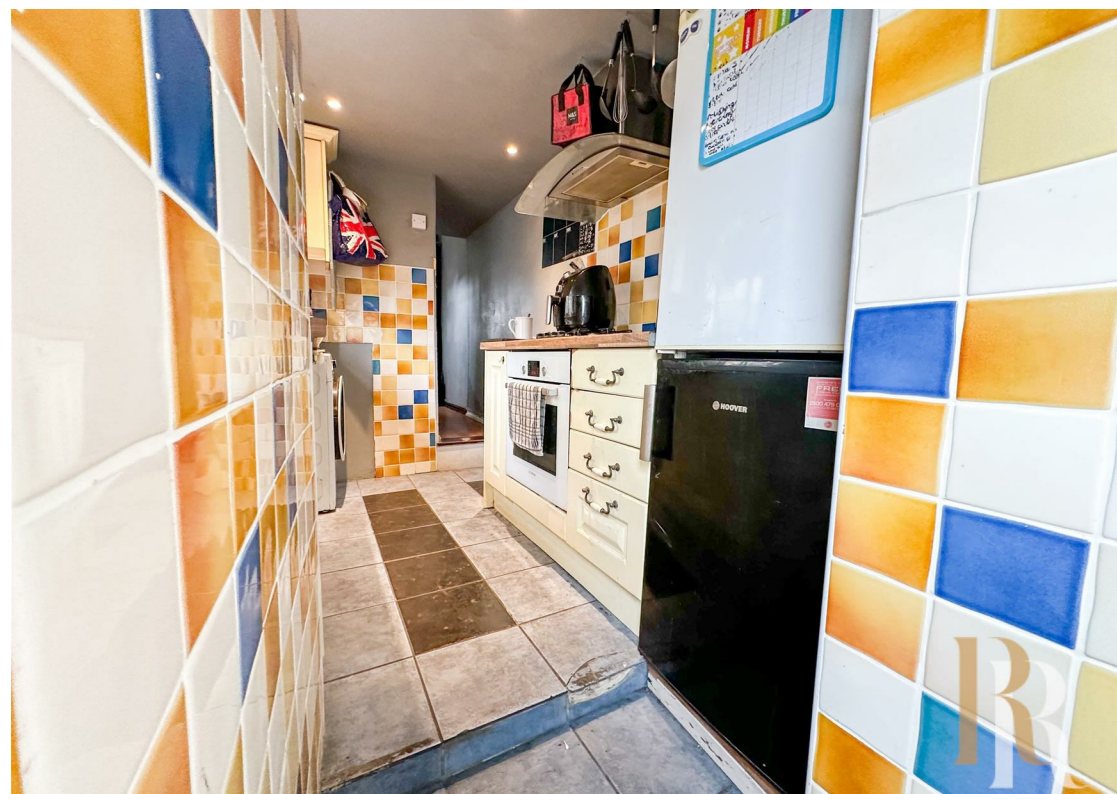
One of the highlights of this property is the sunny garden, providing a lovely outdoor space to enjoy some fresh air or perhaps indulge in some gardening activities. With 807 sq ft of living space, there is plenty of room to make this house your own and create lasting memories.

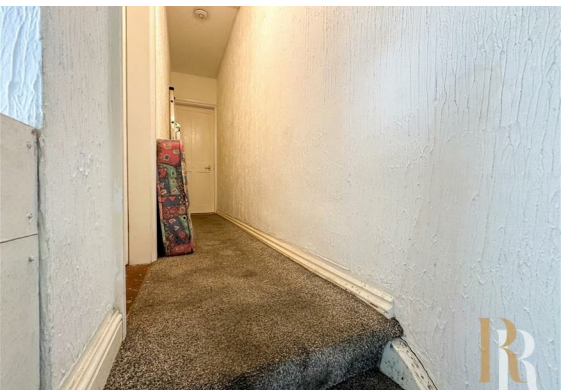
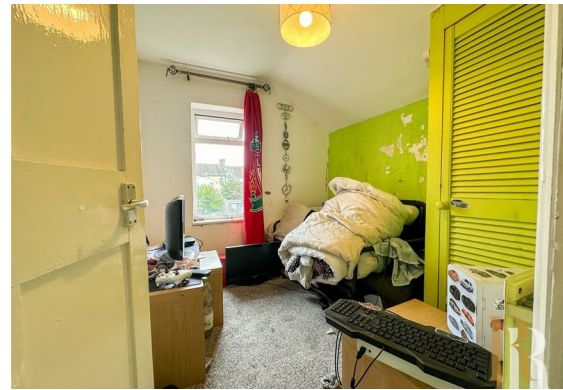
Whether you're looking to expand your property portfolio or find a new home for your family, this house on Hamilton Street offers a wonderful opportunity to invest in a piece of history while enjoying modern comforts. Don't miss out on the chance to make this house your own and create a warm and inviting space to call home.

Area Guide: The blue flag beach is adjacent to the home and there are many activities for a range of ages. From watching the ships sail in with a bag of chips at the front, to fine dining at the renowned Harwich Pier Restaurant and Thai Up At The Quay which has been rewarded best restaurant at the Essex Awards. Dovercourt Town offers an array of amenities from small independent shops to larger chains. There are two railway stations close by, both of which offer links to London Liverpool Street. Primary and secondary schooling is also with easy access.

### Front Aspect

**Lounge & Dining Room**  
22'6" x 11'3" (6.86m x 3.45m)





## Floor Plan



## Viewing

Please contact our Reid Residential Office on 01255 408055 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

