



RE/MAX

PROPERTY HUB



Brewsters Cottage Pepys Street, Harwich, CO12 3HG
Guide price £120,000

**** INVESTMENT OPPORTUNITY **** Detached Weatherboard Cottage arranged over 3 levels situated close to the delights of Old Harwich Quayside, accommodation includes lounge, kitchen, bathroom, 2 double bedrooms and outside courtyard to the side and rear

Council Tax: A
Awaiting EPC

Ground Floor

Lounge, Kitchen & Bathroom

First Floor

Double Bedroom and stairs leading to:-

Second Floor

Bedroom 2 (double)

Outside Areas

Fully enclosed small courtyard to the side and rear of the property

Floor Plan






Floor 0

Floor 1



Approximate total area⁽¹⁾
538.57 ft²
50.03 m²

Reduced headroom
5.00 ft²
0.46 m²

(1) Excluding balconies and terraces

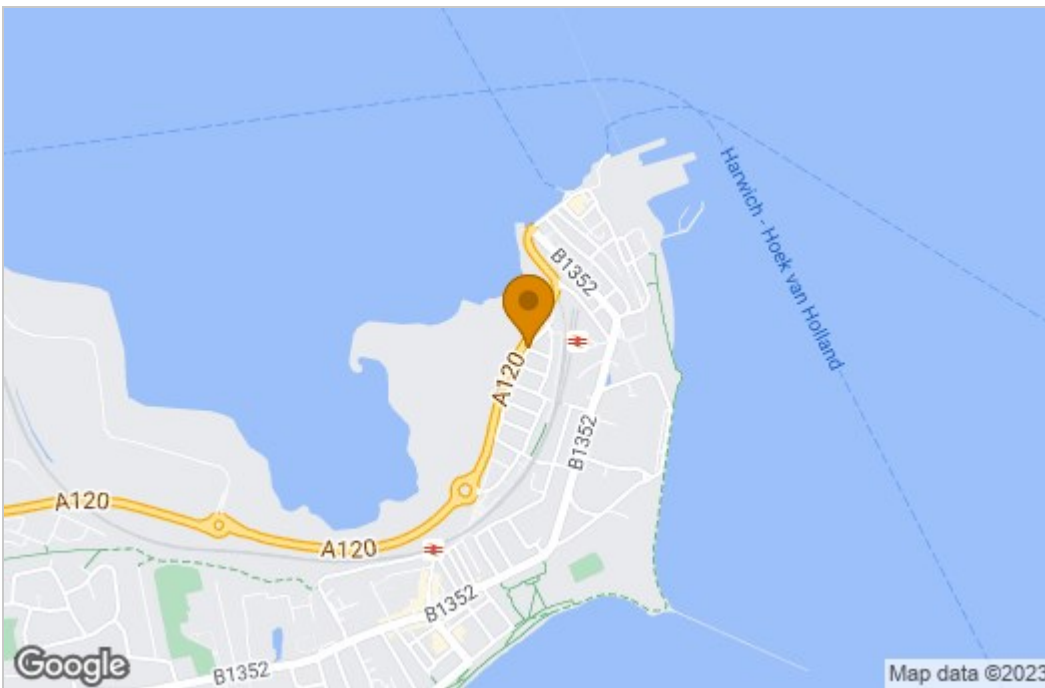
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

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Tending,
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