



# RE/MAX

PROPERTY HUB



**8 Victoria Street, Harwich, CO12 3AR**

**£95,000**

Vacant and ready now .....Victorian 2 Bedroom split level Maisonette conveniently located in Dovercourt town centre, a short stroll away from the beach/seafront and mainline railway station

Council Tax: A

EPC: D

## Entrance Hall

Stairs to:

## First Floor Landing

Storage cupboard, door to:

## Kitchen 10'7" x 8'1" (3.23 x 2.47)

Fitted with a range of wall and base units, stainless steel sink/drainage, space for cooker, space for fridge/freezer, window to rear aspect

## Lounge 15'3" x 11'2" (4.66 x 3.42)

With 2 sash windows to front aspect

## Bathroom 10'7" x 5'4" (3.24 x 1.63)

Suite comprising panelled bath with shower head attachment, low level WC, hand wash basin in vanity unit, window to rear aspect

Stairs leading to:

## Bedroom 1 14'0" x 12'11" (4.27 x 3.94)

With built in wardrobes, loft access and window to front aspect, sloped ceiling

## Bedroom 2 13'11" x 8'8" (4.25 x 2.65)

With window to rear aspect

Share of freehold - lease 999 years remaining

Annual Ground Rent: £ 0

Annual Service Charge: £ 0

Services Connected:

Gas - YES

Electricity - YES

Water - YES

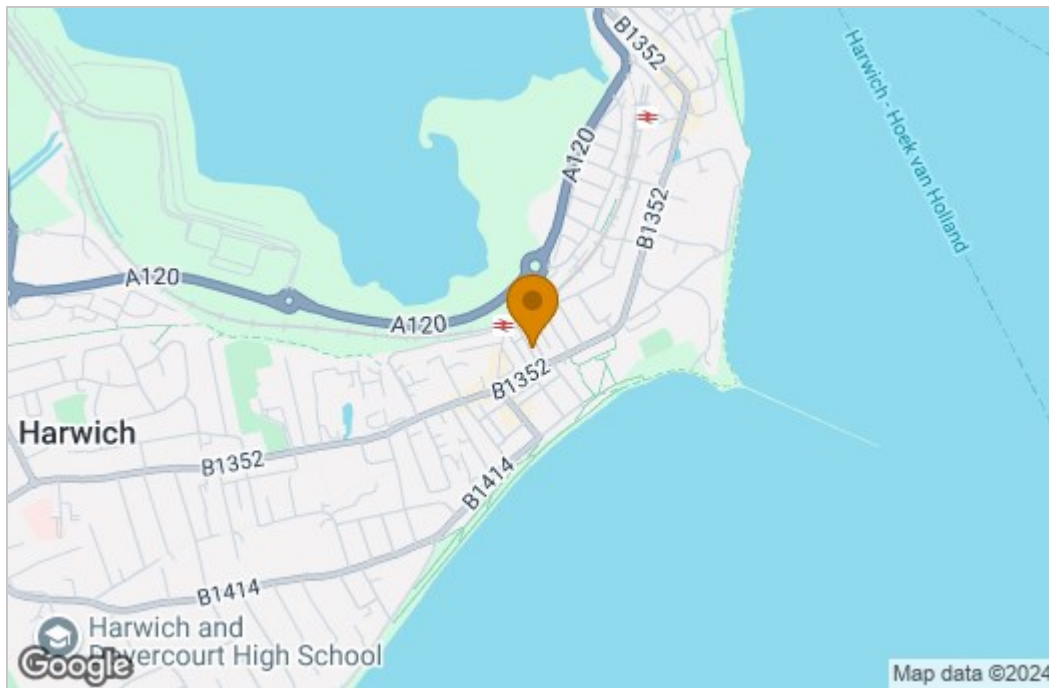
Sewerage - MAINS DRAINAGE

Telephone/Broadband - TBC

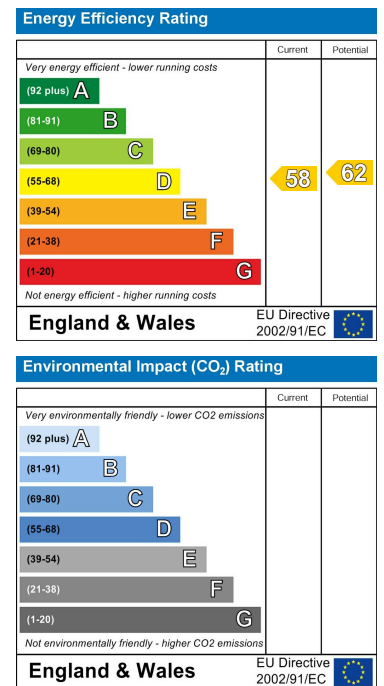
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,  
 Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>