



RE/MAX

PROPERTY HUB



2 Pepys Street, Harwich, CO12 3HG

Offers over £150,000

**** STAR BUY**** 643 Sq.Ft. Ideal investment property, This quirky End Terrace property could be either a 2 or 3 bedroom home with its versatile layout spread across 3 floors, offering lower ground floor living space + kitchen, bathroom and lounge (or bedroom), 2 further bedrooms and courtyard gardens to front and rear. Being sold with No Onward Chain

Council Tax Band: A
EPC: D

The property is accessed at a lower ground level via double glazed french doors leading to:-

Living Space/Kitchen 27'0" x 9'7" (8.23 x 2.93)

This space could be utilised as a sitting room & kitchen or a kitchen diner, whichever is preferred with tiled floor, gas fire (not tested by agent)

The kitchen is fitted with a range of wall and base units, stainless steel sink & drainer, spaces for appliances and back door accessing the rear courtyard

With open tread staircase to upstairs;-

Lounge Area or Bedroom 2 11'8" x 11'7" (3.57 x 3.55)

This first floor room could be used either as a lounge or a bedroom with unusual corner windows to front and side aspects

Bathroom 9'2" x 6'3" (2.80 x 1.93)

Suite comprising panelled bath, pedestal wash hand basin, low level WC, large storage cupboard housing boiler and window to side aspect

Stairs to second floor:-

Bedroom 1 11'8" x 11'7" (3.57 x 3.55)

With corner windows to side and front aspect

Bedroom 3 9'3" x 7'4" (2.82 x 2.24)

With window to side aspect

Outside Areas:

The front of the property has steps and a courtyard style garden

To the rear of the property is useful gated access and another paved courtyard style area

Floor Plan



Approximate total area⁽¹⁾
221.95 ft²
20.62 m²

Reduced headroom
3.07 ft²
0.29 m²

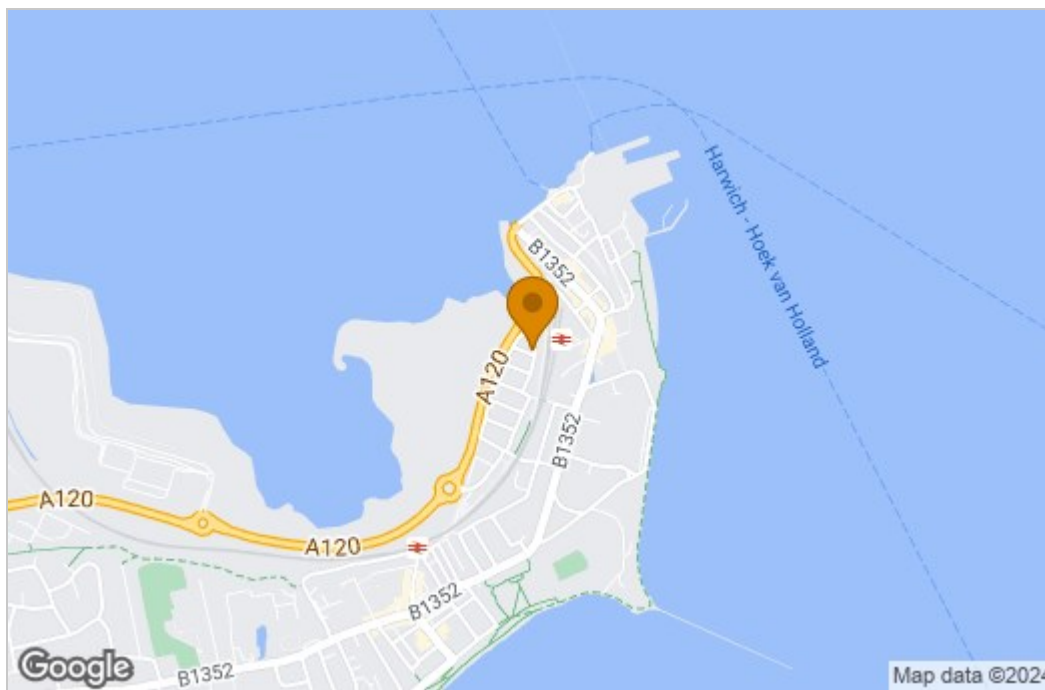
(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

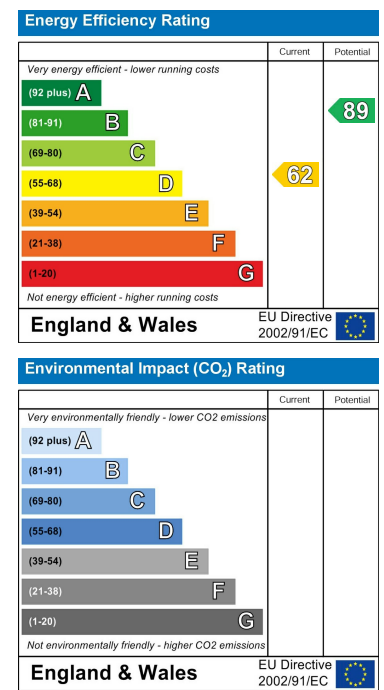
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Area Map



Energy Efficiency Graph



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Tending,
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