



RE/MAX

PROPERTY HUB



6 Market Street, Harwich, CO12 3DY

Price £250,000

An opportunity to purchase this charming Grade II listed character home located in the heart of Old Harwich. The current owners have been careful to retain many original features, with its wooden beams, exposed brickwork and fireplaces, accommodation is spread across 3 floors with 2 bedrooms + possible ground floor bedroom (or study), lounge, kitchen/diner, bathroom, roof terrace garden and courtyard style outside space to the rear

Entrance Lobby 9'5" x 5'7" (2.89 x 1.72)

With door leading to courtyard, plumbing for washing machine, stairs to first floor and double doors leading to 3rd bedroom or study

Bedroom 3/Study 10'6" x 9'9" (3.22 x 2.98)

With double doors leading to entrance lobby

First Floor Landing:

With built in storage cupboard, sash window to rear aspect and doors leading to roof terrace, lounge, bathroom and kitchen/diner, stairs to second floor

Lounge 18'0" x 14'6" (5.51 x 4.42)

Beautiful parquet flooring, exposed beams and brickwork, attractive brick fireplace housing log burner (multifuel), sash window to front aspect

Kitchen/Diner 17'8" x 14'4" (5.39 x 4.38)

Kitchen is fitted with a range of matching wall and base units, stainless steel sink/drainage, integrated cooker, hob, extraction hood and dishwasher, space for fridge freezer, tiled splashbacks

Dining area has parquet flooring, exposed bricks and beams and sash window to front aspect

Roof Terrace Garden 11'9" x 11'11" (3.6 x 3.65)

South facing decked area perfect for enjoying the outside surroundings, enclosed on 3 sides

Bathroom

Suite comprising corner bath with shower attachment, low level WC, wash basin with vanity storage, heated towel radiator, complimentary tiling, combi boiler and large storage cupboard, obscure window to rear

Second Floor Landing:

Access hatch to loft space

Bedroom 1 13'7" x 14'0" (4.16 x 4.28)

With exposed beams, fitted wardrobes x 2 and window to front aspect

Bedroom 2 13'9" x 13'5" (4.20 x 4.10)

With exposed beams, fitted wardrobes x 2 and window to front aspect

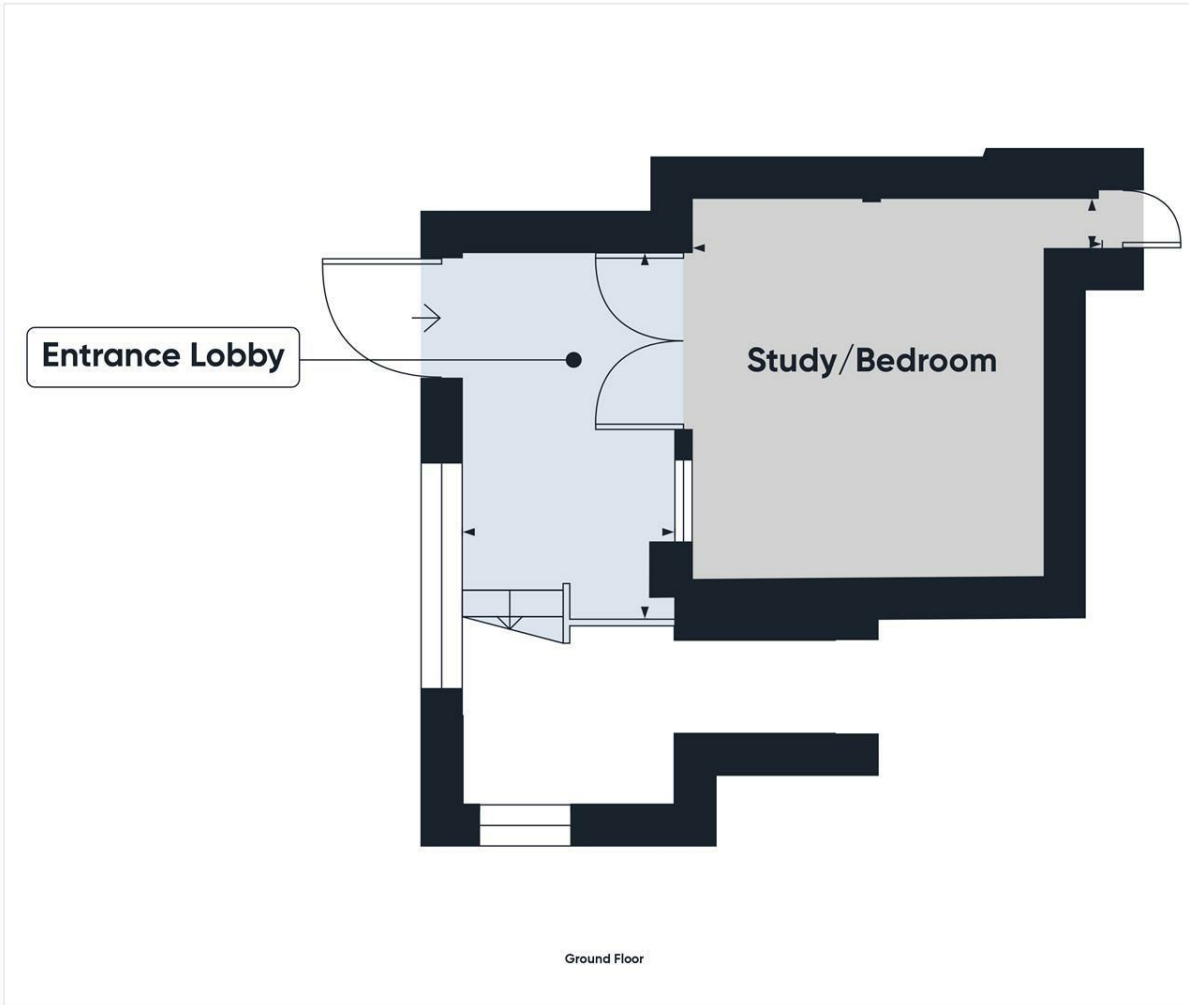
Outside Areas:


In addition to the aforementioned roof terrace, there is also a courtyard style area to the rear of the property

Agents Note:

There is opportunity to purchase the commercial ground floor space (approx. 1,200 Sq.ft) which could easily be converted as an AirBnB, guest accommodation, or used as a shop/studio
Please see agent for further details

Floor Plan





RE/MAX
Property Centre

Approximate total area⁽¹⁾

183.31 ft²
17.03 m²

(1) Excluding balconies and terraces

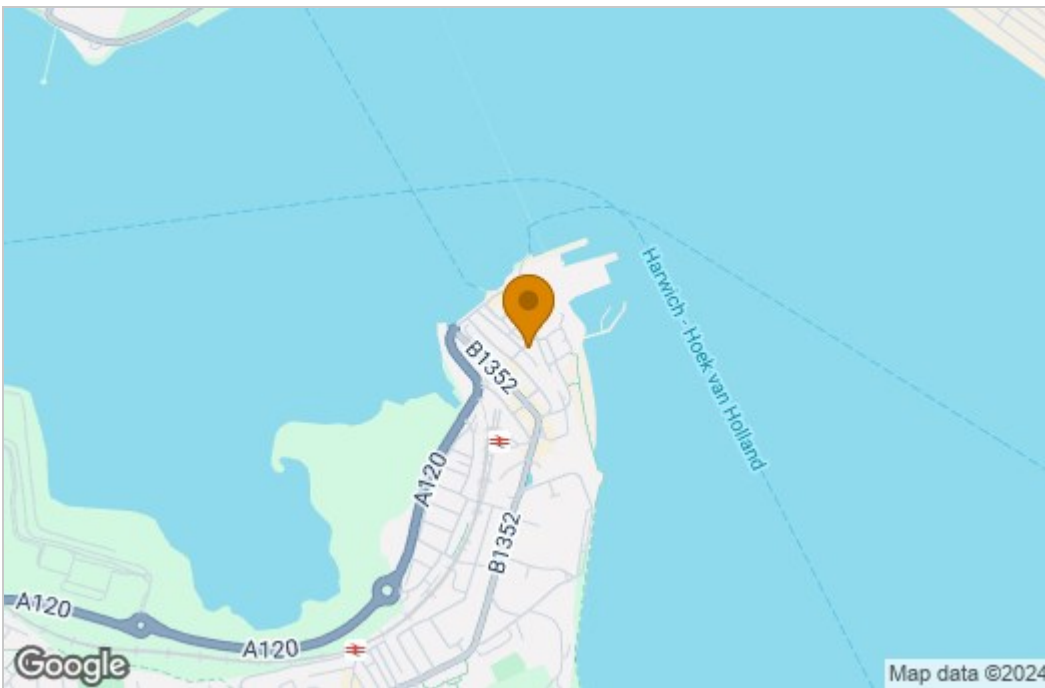
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Ground Floor

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 		

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>