



RE/MAX

PROPERTY HUB



6 Market Street, Harwich, CO12 3DY

Price £235,000

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

There is an option to also purchase the GF commercial accommodation at an additional cost, please speak to agent

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:

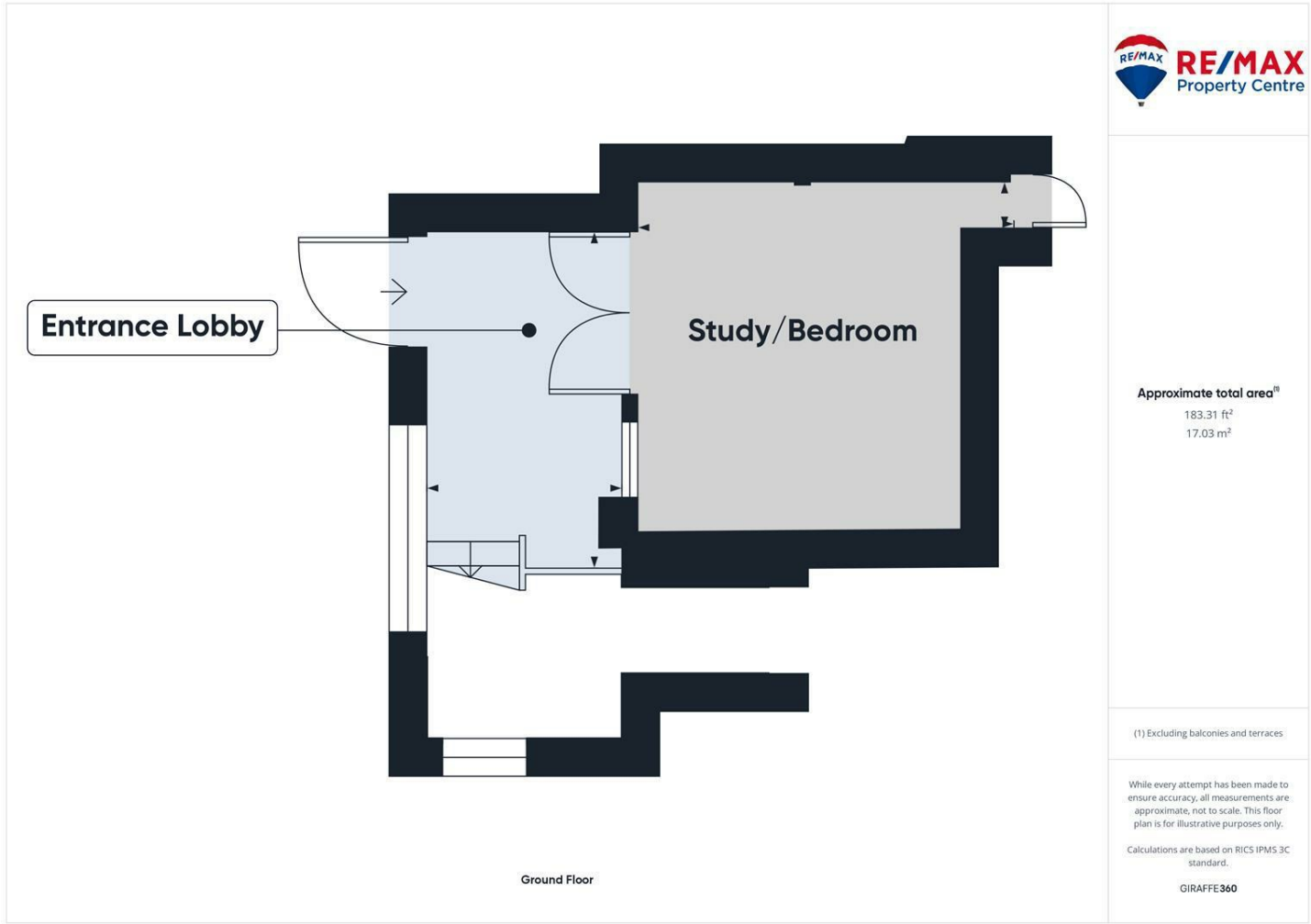
In addition to the aforementioned roof terrace, there is also a courtyard style area to the rear of the property

Agents Note:

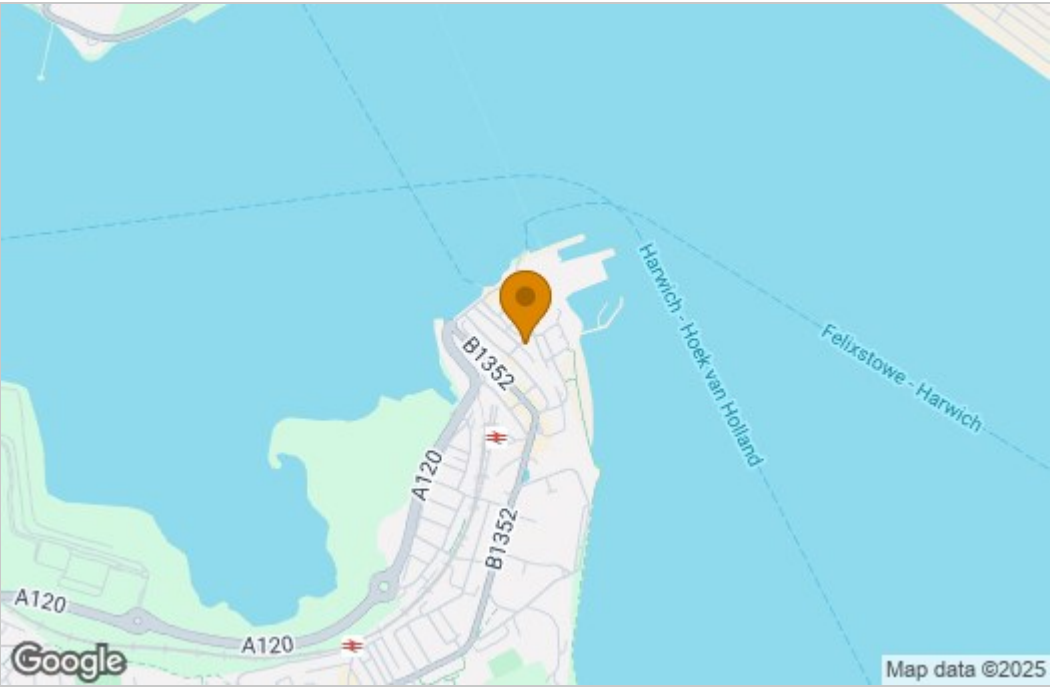
There is opportunity to purchase the commercial ground floor space (approx. 1,200 Sq.ft) which could easily be converted as an AirBnB, guest accommodation, or used as a shop/studio

Please see agent for further details

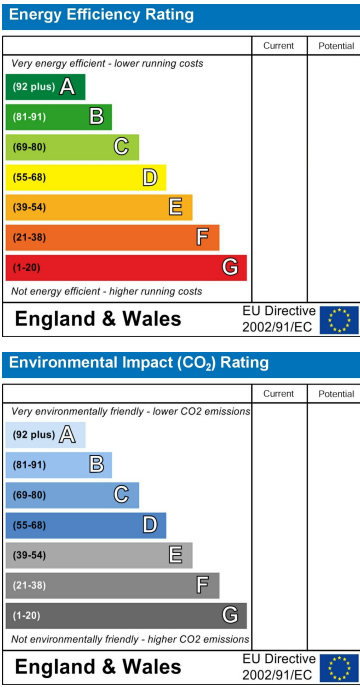
Floor Plan



Area Map



Energy Efficiency Graph



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