



# RE/MAX

## PROPERTY HUB



**1 Princess Street, Harwich, CO12 4PF**

**Price £130,000**

No Onward Chain - In need of modernisation throughout, a 3 bedroom end terraced home with huge investment potential, with kitchen, lounge/diner, GF Bathroom, 3 bedrooms, gated side access and a fully enclosed garden

Council Tax Band: A

EPC: E

Lounge/Diner 20'4" x 11'10" (6.20 x 3.63)

With windows to front and rear aspect

Kitchen 11'10" x 7'1" (3.62 x 2.18)

Window to side aspect, fitted with a range of wall and base units, stainless steel sink/drainers, spaces for appliances, wall mounted gas boiler

Ground Floor Bathroom 7'0" x 6'4" (2.15 x 1.94)

Suite comprising panelled bath, low level WC and pedestal wash basin, fully tiled walls, opaque window to side aspect

Bedroom 1 11'10" x 10'0" (3.63 x 3.06)

Window to front aspect

Bedroom 2 9'11" x 8'11" (3.03 x 2.73)

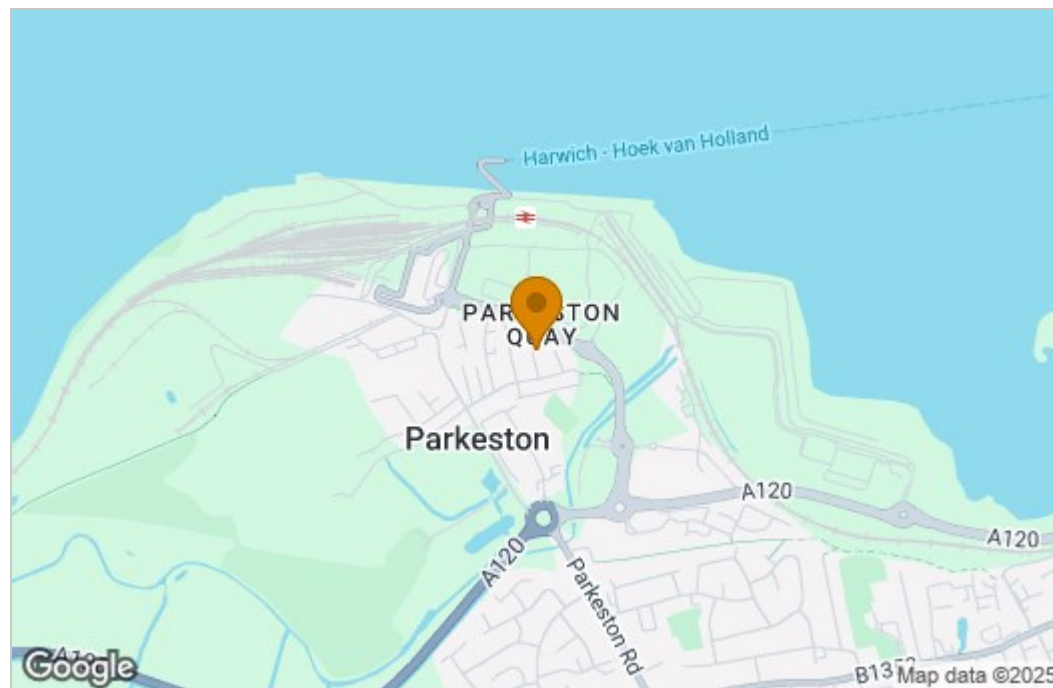
Window to rear aspect

Bedroom 3 9'0" x 7'3" (2.76 x 2.21)

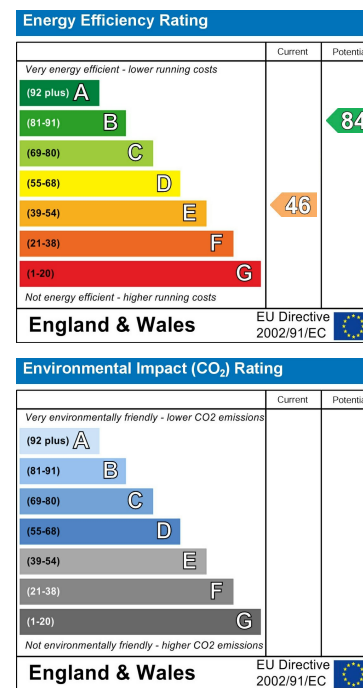
Window to rear aspect

Outside Areas:

## Area Map



### Energy Efficiency Graph



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