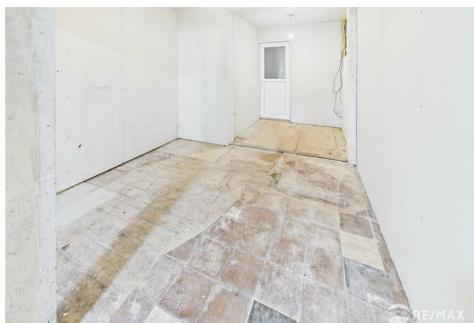
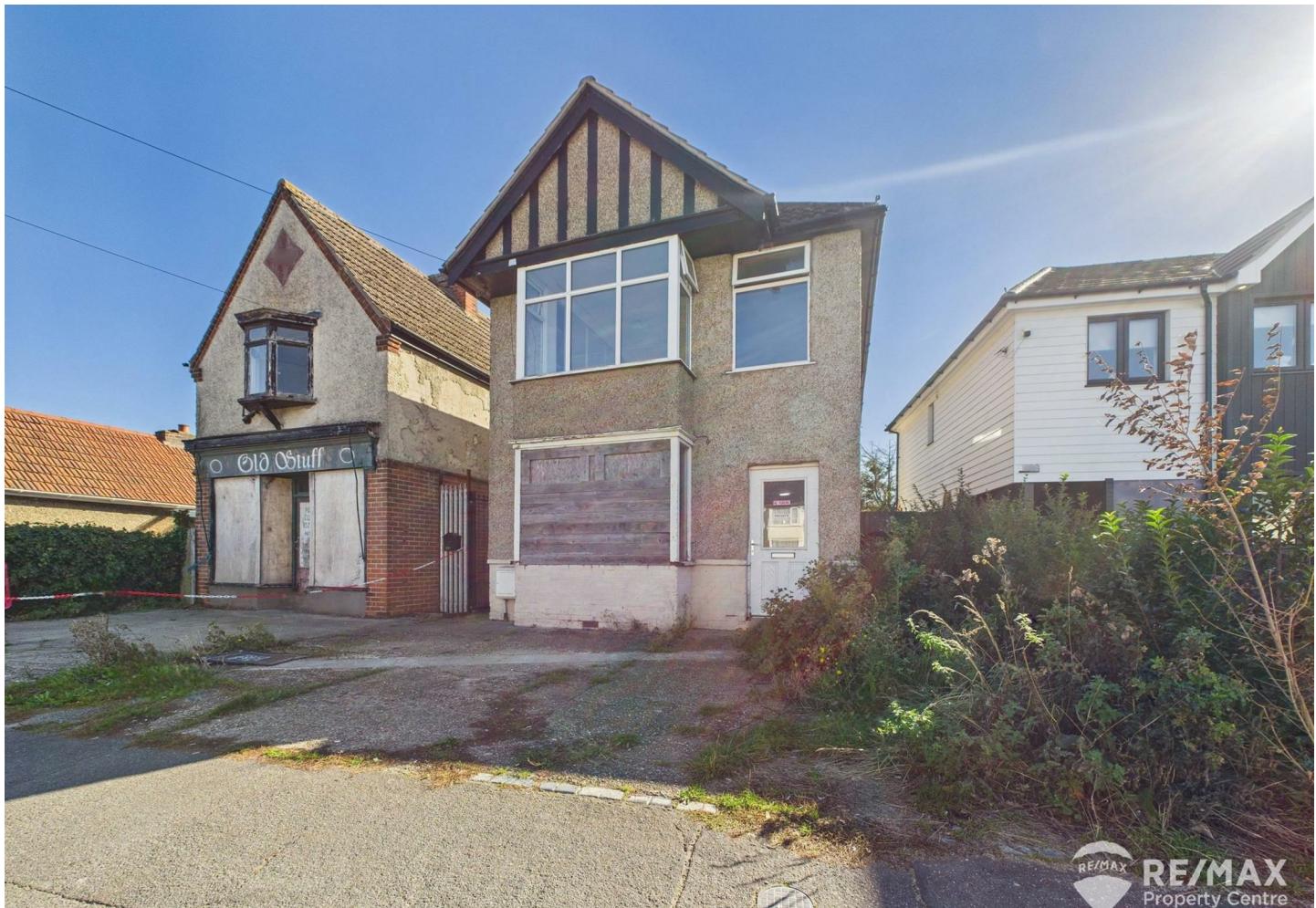




# RE/MAX PROPERTY HUB



**721 Main Road, Harwich, CO12 4LZ  
Offers in the region of £180,000**

\*\* Guide Price £210,000 - £220,000 \*\* A fantastic opportunity to acquire this detached property in a great location, combining commercial retail space to the ground floor with self contained 2 bedroom accommodation above, off road parking to the front and outside space to the rear

Offered with no onward chain

## Ground Floor

Retail Space 23'1" x 15'11" (7.05 x 4.87)

Office/Storeroom 13'8" x 9'6" (4.19 x 2.90)

Cloakroom

## First Floor Accommodation

Lounge Area 16'2" x 12'0" (4.93 x 3.67)

Kitchen 9'5" x 8'9" (2.88 x 2.68)

Bedroom 1 13'5" x 8'2" (4.10 x 2.49)

Bedroom 2 8'0" x 5'4" (2.45 x 1.63)

Bathroom 6'8" x 4'11" (2.05 x 1.52)

## Outside Areas:

To the front of the property is available off road parking for 2 vehicles

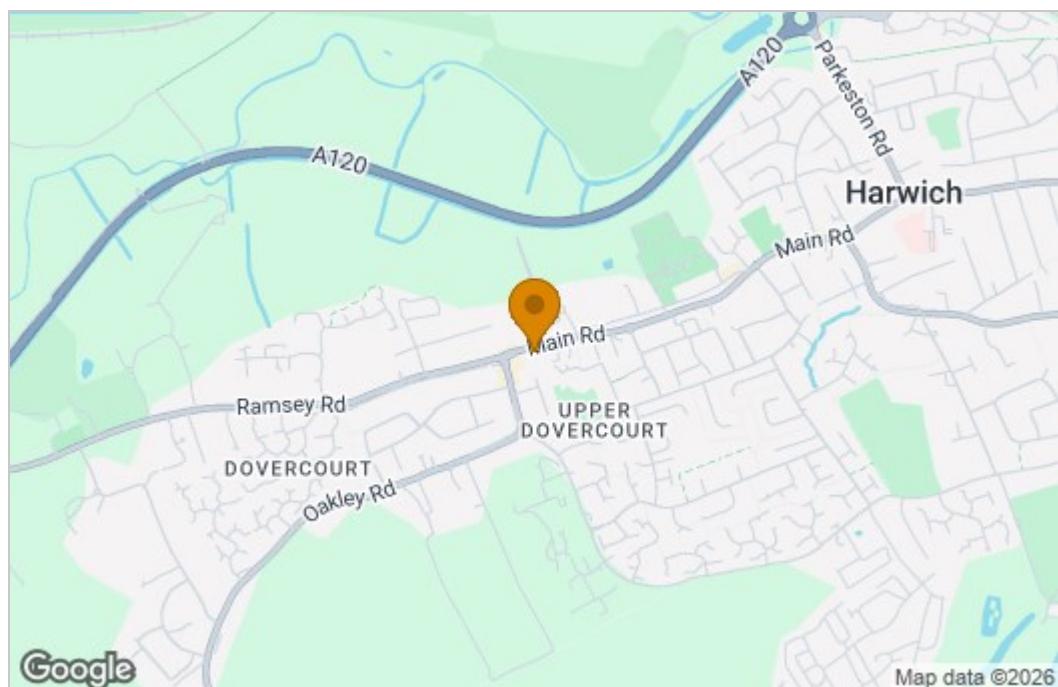
The first floor accommodation is accessed via steps to the side of the property

Outside space is also available to the rear of the property

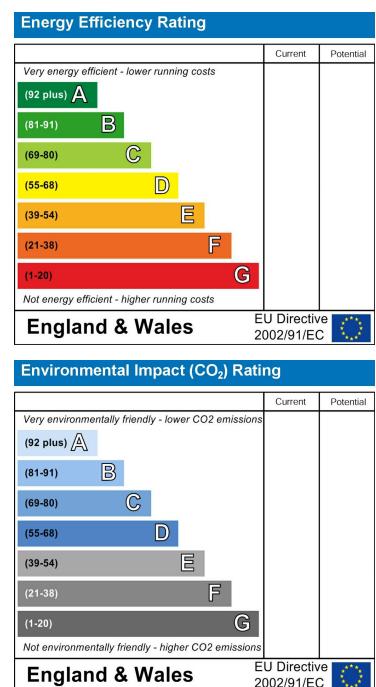
## Floor Plan



## 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.