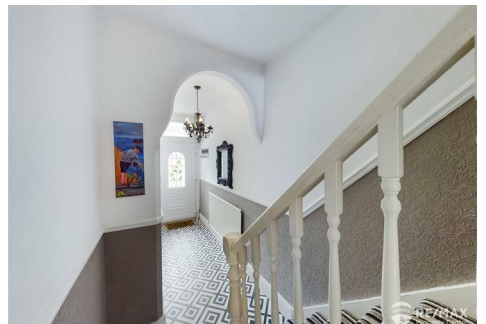




# RE/MAX

## PROPERTY HUB



**7 Nelson Road, Harwich, CO12 3AH**

**Price £250,000**

A deceptively spacious Victorian Terraced home offering 3 DOUBLE BEDROOMS, 3 RECEPTION ROOMS, and STUNNING ESTUARY VIEWS from the rear, upstairs bathroom plus separate WC, conveniently located within minutes of Dovercourt Town Centre and Dovercourt Railway Station with direct links to London Liverpool Street.

Offered with NO ONWARD CHAIN

Viewing is essential to appreciate what this home has to offer!

EPC: C  
Council Tax: B

Storm Porch with UPVC entrance door

#### Entrance Hall

With stairs to first floor and under stairs storage cupboard

#### Sitting Room 1 13'0" x 10'10" (3.98 x 3.32)

With Cast Iron Feature fireplace and surround and bay fronted window to front aspect, fitted with wooden shutter style blinds

#### Sitting Room 2 12'4" x 9'7" (3.78 x 2.94)

With wall mounted electric flame effect fire and window to rear aspect offering views across the estuary

#### Dining Room 10'5" x 10'0" (3.19 x 3.06)

Flooded with natural light with window to side aspect, leads through to kitchen

#### Kitchen 11'9" x 9'10" (3.60 x 3.01)

Fitted with a range of base and wall units, stainless steel sink & drainer, spaces for appliances, stable door leading to rear garden and windows to side and rear aspect with estuary views

#### Landing Area

Split level landing with access to all first floor rooms and loft access

#### Bedroom 1 14'11" x 10'10" (4.57 x 3.31)

Master Bedroom with two windows to front aspect, fitted with wooden shutter blinds

#### Bedroom 2 12'3" x 9'8" (3.75 x 2.95)

Double Bedroom with feature fireplace and window to rear aspect with estuary views

#### Bedroom 3 11'2" x 9'8" (3.41 x 2.97)

Another Double bedroom with feature fireplace and window to rear aspect with estuary views

#### Family Bathroom 7'8" x 5'10" (2.34 x 1.79)

Suite comprising inset bath with tiling surround, overhead drench shower, wash hand basin with vanity unit, cupboard housing boiler which is approx. 3 years old, obscured window to side aspect

#### Seperate WC

Low level WC, attractive wooden panelling to walls and obscured window to side aspect

#### Outside Areas:

The front of the property is fully enclosed with mosaic pathway to front entrance

The rear garden is fully enclosed with gated access to the rear and offers superb views over the estuary and across to Shotley Peninsula  
artificial grass, modern water feature, outside electric sockets and outside tap

Parking: On-Road parking is available directly outside the front of the property, Resident Permits

are approximately £60 per year (this includes a number of visitor permits also)

Heating: Gas Central Heating, New boiler was installed approx. 3 year ago  
Fully Double Glazed

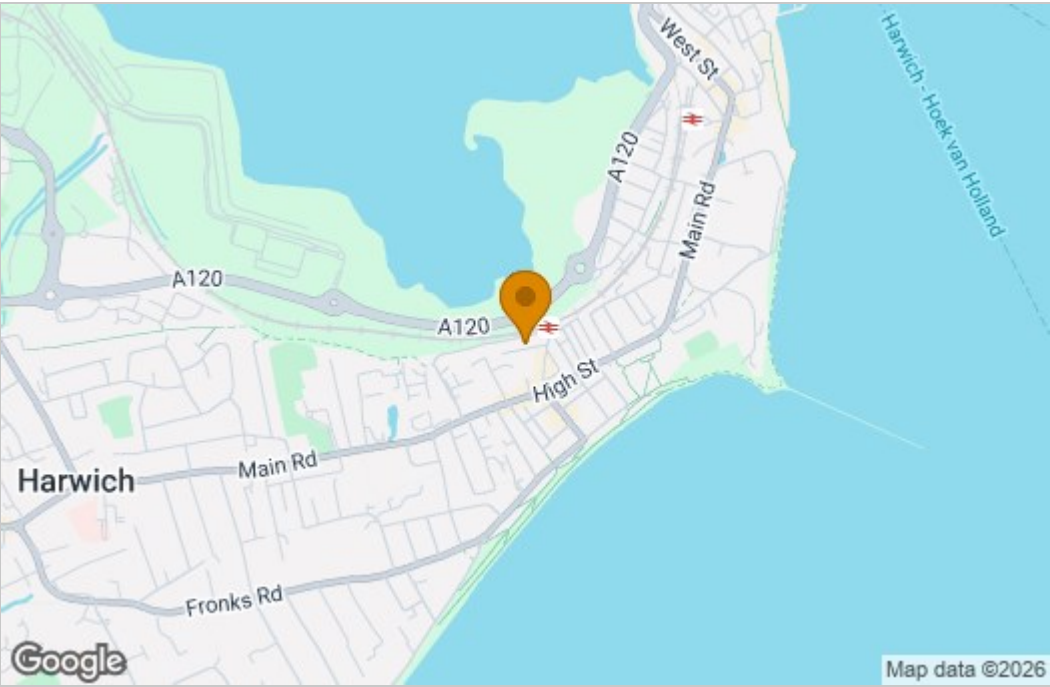
Agents Note: This fabulous unique home has been sympathetically updated by the current owners who have been careful to keep the period character of the property



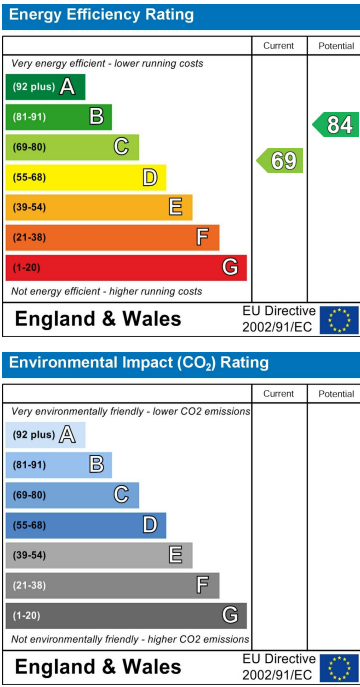
Floor Plan



Area Map



Energy Efficiency Graph



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