



**Talbot Street, Harwich CO12 3JQ**

**welcome to**

**Talbot Street, Harwich**

\*\*\*\*\*TURN KEY INVESTMENT OPPORTUNITY\*\*\*\*\* This recently fully renovated 2 Bedroom House is being sold with a tenant in situ currently paying £850 cm. Which at the current price is yielding 6.8%



### **Entrance Hall**

UPVC double glazed front door, stairs to first floor, door into lounge.

### **Lounge**

22' x 8' 4" ( 6.71m x 2.54m )

UPVC double glazed windows to front and side, radiator, understairs cupboard, stairs down to lobby.

### **Lower Ground Floor Lobby**

Door to rear leading to courtyard, boiler, storage area.

### **Kitchen**

15' 8" x 7' 8" ( 4.78m x 2.34m )

Matching wall and base units with roll-edge work top and tiled splashback, breakfast bar, integrated cooker, hob and hood, stainless steel sink with mixer taps and drainer, space for washing machine and fridge/freezer, UPVC double glazed windows to front and side, radiator, understairs cupboard.

### **Bathroom**

Low level WC, vanity sink, bath with mixer taps and shower attachment, part tiled walls, heated towel rail, UPVC obscure double glazed window to front, extractor fan.

### **First Floor**

#### **Bedroom One**

11' 3" x 12' 1" ( 3.43m x 3.68m )

UPVC double glazed windows to front and side, radiator.

#### **Bedroom Two**

12' 8" x 8' 1" ( 3.86m x 2.46m )

UPVC double glazed window to front, radiator, built in cupboard.



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## Talbot Street, Harwich

- Currently being sold with a tenant
- 2 Bedrooms
- New Kitchen, Bathroom, Carpets & Repainted inside and Outer Wall
- New Kitchen & Back doors.
- Modernised House

Tenure: Freehold EPC Rating: D

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW108889 - 0009

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