



West Street, Harwich, Essex, CO12 3DA

welcome to

West Street, Harwich

This beautifully presented Five Bedroom Grade II Listed, Three Storey, end-terraced house located in Old Harwich is full of character and charm and must be viewed to appreciate the light and space this home offers.



Entrance Hall

Original front door, wood panelled walls, radiator, stairs to first floor, door with stairs leading down to cellar.

Lounge

13' 4" x 12' 6" (4.06m x 3.81m)
Brick fireplace housing multi fuel burner, door to kitchen/breakfast room, two window to front with fitted shutters.

Dining Room

13' 1" x 12' 7" (3.99m x 3.84m)
Two radiators, window to front with fitted shutters, recess opening to study, radiator.

Study

13' 5" x 8' 3" (4.09m x 2.51m)
Built in cupboard, brick fireplace, radiator, opens to conservatory.

Conservatory

9' 7" x 7' 1" (2.92m x 2.16m)
Radiator, double glazed French doors to rear garden.

Kitchen/breakfast Room

17' x 15' 11" (5.18m x 4.85m)
Matching wall and base units with granite worktops, butler sink with breakfast bar, mixer taps, skylight, two windows to rear, radiator, integrated eye level double oven and hob, space for fridge/freezer.

Cloakroom

7' 1" x 7' 3" (2.16m x 2.21m)
Pedestal wash hand basin, low level WC, space for washing machine, skylight.

First Floor Landing

Stairs to second floor and bedroom three, stairs to second floor bedroom four and Skylight.

Bedroom One

16' 4" x 12' 6" (4.98m x 3.81m)
Built in wardrobe, built in cupboard, radiator, two windows to front with fitted shutters, door to:-

En-Suite Cloakroom

4' 10" x 3' 11" (1.47m x 1.19m)
Vanity sink unit, low level WC, heated towel rail, part tiled walls.

Bedroom Two

13' 2" x 12' 5" (4.01m x 3.78m)
Built in cupboard, two radiators, window to front with shutters.

Bedroom Five

13' 6" x 8' 9" (4.11m x 2.67m)
Restricted head height. Exposed beams, built in cupboard, radiator, double glazed window to rear.

Bathroom

13' 2" x 8' 9" (4.01m x 2.67m)
Bath with mixer taps, shower cubicle, pedestal wash hand basin, low level WC, radiator, double glazed window to rear.

Bedroom Three

15' 6" x 11' 11" (4.72m x 3.63m)
Two built in wardrobes, radiator, window to front, access to loft.

Bedroom Four

11' 10" x 15' 7" (3.61m x 4.75m)
Built in cupboard, radiator, window to front.

Cellar

21' 10" x 16' 6" (6.65m x 5.03m)

Outside

To the rear of the property there is a patio and decking area, rear gate access via George Street.



view this property online williamhbrown.co.uk/Property/HAW109277



welcome to

West Street, Harwich

- Grade II Listed House
- 5 Bedrooms
- 2 Receptions
- 2 Cloakrooms
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: Exempt

£365,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW109277



Property Ref:
HAW109277 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01255 503125



Harwich@williamhbrown.co.uk



280-282 High Street, Dovercourt, HARWICH,
Essex, CO12 3PD



williamhbrown.co.uk