

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" ($4.09m \times 2.51m$) 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" ($5.18m \times 4.85m$) 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" ($4.01m \times 2.67m$) 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.





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West Street, Harwich

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

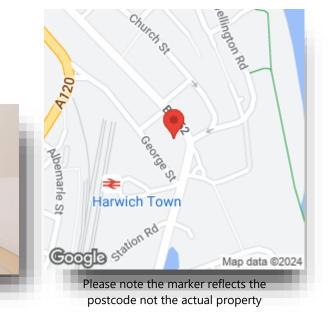
Tenure: Freehold EPC Rating: Exempt

£365,000





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