



**Kings Quay Street, HARWICH CO12 3ER**

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## **Kings Quay Street, HARWICH**

\*\*\*GUIDE PRICE £500,000 - £525,000\*\*\*A three storey five bedroom Grade II Listed property situated in the sought after area of Old Harwich close to bars, restaurants and mainline railway station as well as Harwich Quay. The property dates back to the 18th Century and has undergone refurbishment.





### Entrance Hall

Wooden front door, radiator, storage cupboard, stairs to first floor.

### Lounge

17' 4" x 12' 6" ( 5.28m x 3.81m )

Two sash windows to front, two radiators, fireplace with wood burning stove.

### Dining Room

14' 7" x 11' 7" ( 4.45m x 3.53m )

Two sash windows to front, two radiators, feature fireplace.

### Sitting Room/ Reception Room

15' 10" x 12' 7" ( 4.83m x 3.84m )

Radiator, window to rear, French doors to rear leading to garden.

### Kitchen/ Breakfast Room

15' 10" x 12' 8" ( 4.83m x 3.86m )

Range of base units with square edge work top, island with breakfast bar, double sink with mixer taps, space for cooker, storage cupboard, tiled walls, window to rear.

### Rear Lobby

Leading to utility room, boiler room, door to garden.

### Utility Room

9' 5" x 2' 9" ( 2.87m x 0.84m )

### Shower Room

Low level WC, shower cubicle, wash hand basin, radiator, obscure window to rear.

### Boiler Room

### First Floor Landing

Window to rear, stairs to second floor.

### Bedroom One

14' x 12' 2" ( 4.27m x 3.71m )

Two sash windows to front, two radiators, walk in wardrobe measuring 6 '1" x 5', built in wardrobe.

### Bedroom Two

14' x 12' 10" ( 4.27m x 3.91m )

Two sash windows to front, two radiators, built in wardrobe.

### Bedroom Three

12' 7" x 10' 7" ( 3.84m x 3.23m )

Sky light, radiator.

### En-Suite

Low level WC, pedestal wash hand basin, shower cubicle, storage cupboard, radiator, window to rear.

### Bathroom

16' 7" x 10' 2" ( 5.05m x 3.10m )

Sash window to rear, bath with mixer tap, low level WC, double vanity sink, shower cubicle, heated towel rail, storage cupboard, vaulted ceiling, sky light.

### Second Floor Landing

### Bedroom Four

13' 8" x 13' 3" ( 4.17m x 4.04m )

Window to rear, spotlights.

### Bedroom Five

13' 8" x 11' ( 4.17m x 3.35m )

Window to side, spotlights, storage cupboard.

### Outside

The rear garden comprises of a patio area, artificial grass, olive tree, gate to rear access, brick wall to the rear and door leading to garage. The garage is accessed via Wellington Road.



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## Kings Quay Street, HARWICH

- 5 Bedroom, 2 Storey Grade II Listed House
- Refurbished by the current owners
- En-Suite, Shower Room & Bathroom
- Sought After Location of Old Harwich
- Garage

Tenure: Freehold EPC Rating: Exempt

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109258 - 0007

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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](mailto:Harwich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**