



Church Street, Harwich CO12 3EA

william
h brown

welcome to

Church Street, Harwich

***GUIDE PRICE £240,000 - £250,000

Are you looking for charm and character in Old Harwich? This Grade II Listed 3 bedroom home is beautifully presented and situated just moments from The Quay, Railway Station and local bars and restaurants.



Entrance Hall

Wooden floor, two built in cupboards, stairs to first floor and cellar.

Lounge

16' 5" x 12' 11" (5.00m x 3.94m)

Window to front, window seating area, log burner and surround, ceramic tiled floor, wooden, beams, radiator, storage cupboard.

Study

10' 1" x 4' 1" (3.07m x 1.24m)

Window to front, ceramic tiled flooring, radiator.

Cellar

13' 1" x 8' 3" (3.99m x 2.51m)

With power and light, stairs up to hallway.

Dining Room

15' 3" x 14' (4.65m x 4.27m)

Wooden beams and wooden flooring, cast iron fireplace and surround, built in cupboard, two radiators, door to courtyard.

Kitchen

10' 9" x 6' 1" (3.28m x 1.85m)

Roll edge work top, butler style sink unit, tiled splashback, space and plumbing for washing machine and dishwasher, space for aga, shelving unit, plate rack, window to side.

Rear Lobby

Door to outside, door to:-

Cloakroom

Low level WC.

First Floor Landing

Access to loft which has ladder and is part boarded, built in cupboard, radiator, wooden flooring.

Bedroom One

15' 1" x 10' 9" (4.60m x 3.28m)

Window to rear, wooden flooring, wooden beam, two storage cupboards, fireplace recess with wood

surround.

Bedroom Two

16' 2" x 12' 8" (4.93m x 3.86m)

Window to front, radiator, built in cupboard.

Bedroom Three

10' 2" x 9' 4" (3.10m x 2.84m)

Window to front, radiator, cast iron fireplace, cupboard.

Bathroom

Roll-top bath with mixer tap and shower over,

shower cubicle, pedestal wash hand basin, low level WC, radiator, cupboard housing boiler, wooden flooring, tiled walls, window to side.

Outside

There is a courtyard garden to the rear.



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welcome to

Church Street, Harwich

- Grade II Listed House
- 3 Bedrooms
- Well Presented Throughout
- 2 Receptions
- Character Features

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

offers in the region of

£240,000



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Property Ref:
HAW109909 - 0006



Please note the marker reflects the postcode not the actual property

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