



**Church Street, Harwich CO12 3EA**

**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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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAW109909 - 0006

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