









welcome to

Albemarle Street, Harwich

A three bedroom end-terraced house situated in a convenient location within close proximity of mainline railway station, town centre and sea front. The property benefits from OFF ROAD PARKING.













Entrance Hall

Composite front door, stairs to first floor, radiator, access to basement level.

Lounge

12' 10" x 12' 4" (3.91m x 3.76m) UPVC double glazed windows to front and side, radiator, feature fireplace.

Kitchen

8' x 9' 2" (2.44m x 2.79m)

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer taps and draining board, boiler, UPVC double glazed window to side, space for appliances, radiator.

Shower Room

Wash hand basin, shower, fully tiled, obscure double glazed window to front.

Separate Wc

Low level WC, obscure UPVC double glazed window to front.

First Floor Landing Bedroom One

12' 5" x 7' 8" (3.78m x 2.34m)

Loft access, radiator, UPVC double glazed window to front, storage cupboard.

Bedroom Two

5' 8" x 12' 3" (1.73m x 3.73m)

Two UPVC double glazed windows to front, radiator.

Bedroom Three

6' 10" x 6' 9" (2.08m x 2.06m) UPVC double glazed window to side.

Outside

To the front of the property there is a dropped kerb. There is a courtyard garden and concrete base for shed or potential for additional parking space.

Cellar

With power and light.





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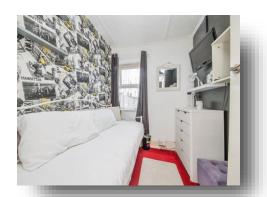
Albemarle Street, Harwich

- End-Terraced House
- 3 Bedrooms
- Off Road Parking
- Cellar
- Close to Mainline Railway Station

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HAW110203 - 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.



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