



## Hamilton Street Harwich, CO12 4PQ

Situated in the popular location of Parkeston, Sheen's Estate Agents have the pleasure in bringing to market this THREE BEDROOM MID-TERRACE HOUSE. The property offers a spacious 20' lounge/diner, three first floor bedrooms, a ground floor bathroom, fitted kitchen and lean to/utility. The home would make an ideal first time buy or investment purchase. Harwich is an attractive, historic and unique town steeped in a wealth of maritime history. The town is ideally located with excellent road, rail and ferry links and is home to the historic Mayflower. Harwich entices visitors with its stunning history and heritage, it is also home to a great selection of restaurants, bars, cafes and pubs.

- Three Bedrooms
- 20'2" Lounge/Diner
- Ground Floor Bathroom & Lean To/Utility
- 55' Rear Garden
- Ideal First Time Buy or Buy To Let Investment
- Popular Parkeston Location
- Close To Station
- New Boiler Installed 2024
- EPC Rating E
- Council Tax Band - A



**Price £160,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

### Entrance Porch

Open access to:



### Lounge/Diner

20'2" x 10'

Radiator. Sealed unit double glazed window to front. Open access to:



### Inner Hall

Stair flight to first floor. Door to:

### Kitchen

11'10" x 7'

Fitted with a range of matching fronted units. Rolled edge work surfaces, Inset stainless steel bowl sink drainer unit. Space for cooker. Plumbing for automatic dishwasher. Space for fridge/freezer. Part tiled walls. Wood laminate flooring. Two windows to side lean to/utility. Door to:



### Inner Lobby

Built in storage cupboard. Bi-folding door to lean to/utility. Door to:



### Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



### Lean To/Utility

17'10" x 3'3"

Plumbing for automatic washing machine. Poly carbonated roof. Obscured window to side. Obscured door to rear.



### First Floor Landing

Loft access with pull down ladder (part boarded). Sealed unit double glazed window to side. Doors to:



### Master Bedroom

11'2" x 9'10"

Fitted hanging rails. Radiator. Two sealed unit double glazed windows to front.



### Bedroom Two

10'1" x 8'2"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

9'6" x 7'

Fitted storage cupboard with wall mounted combination boiler providing heating and hot water throughout. Wood laminate flooring. Sealed unit double glazed window to rear.





## Outside Rear

55'

Raised wood decked area. Shingled beds. Majority laid to lawn.  
Outside tap. Enclosed by panel fencing.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/07.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





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The Action Agents



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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