



Rose Cottages Pepys Street, Harwich CO12 3HQ

welcome to

Rose Cottages Pepys Street, Harwich

****GUIDE PRICE 140,000-£150,000**

Offered for sale with NO ONWARD CHAIN is this well presented one bedroom house which could have the potential to be two bedrooms subject to alterations and planning. The property benefits from Lounge and Dining Room as well as courtyard rear garden.



Lounge

UPVC double glazed front door, UPVC double glazed window to rear, stairs to first floor, two radiators, feature fireplace.

Kitchen

Integrated oven, hob, hood, fridge/freezer and dishwasher, matching wall and unit with square edge work top, obscure UPVC double glazed window to side, sunk in sink with mixer taps and draining board, space for washing machine, radiator.

First Floor

Dining Room

Potential for second bedroom. Two storage cupboards, UPVC double glazed window to rear, stairs to second floor.

Bathroom

Obscure UPVC double glazed window to side, fully tiled, low level WC, vanity sink, heated towel rail, bath with mixer taps and shower attachment.

Second Floor

Bedroom One

Two storage cupboards, loft access, UPVC double glazed window to rear, radiator.

Outside

The rear garden has a courtyard. There is a private right of way which the next door neighbour has access across.



view this property online williamhbrown.co.uk/Property/HAW110764



welcome to

Rose Cottages Pepys Street, Harwich

- 3 Storey House
- Well Presented
- One Bedroom (potential to be two)
- Lounge & Dining Room
- Close to Mainline Railway Station

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000 - £150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110764



Property Ref:
HAW110764 - 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.

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



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



williamhbrown.co.uk