



**Market Street, Harwich CO12 3DY**

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## **Market Street, Harwich**

Offered for sale with no onward chain and situated in a popular location in the heart of Old Harwich is this unique 16th Century Grade II Listed property with many original features.



## **Commercial Area**

### **Shop Area One(5 Market Sreet)**

14' 3" max x 16' max ( 4.34m max x 4.88m max )

Entrance door, single glazed window to front, exposed beams, floorboards, doorway through to residential accommodation, doorway through to shop area two.

### **Shop Area Two(6 Market Street)**

14' 6" max x 18' max ( 4.42m max x 5.49m max )

Entrance door to front, single glazed window to front, floorboards and exposed beams. Access to Shop Area Three.

### **Area Three(6 Market Street)**

11' 8" max x 11' 6" max ( 3.56m max x 3.51m max )

Double window to rear, door to rear to Courtyard, door to Shower Room.

### **Shower Room**

Currently under refurbishment to include low level WC, wash hand basin with vanity storage, shower cubicle and heated towel rail.

## **Residential Area**

### **Ground Floor Study/Bedroom 3**

9' 9" max x 9' 2" max ( 2.97m max x 2.79m max )

Double doors to rear lobby.

### **Rear Lobby**

14' 2" max x 5' 7" max ( 4.32m max x 1.70m max )

Door to rear courtyard, double glazed windows to side and rear, stairs to first floor, hatch leading to cellar, plumbing for washing machine.

### **First Floor Landing**

Sash window to rear, storage cupboard, radiator, loft access, door to roof terrace, doors to...

### **Lounge**

18' 2" max x 14' 5" max ( 5.54m max x 4.39m max )

Sash window to front, log burner, parquet flooring, exposed beams and brick work, two radiators.

### **Kitchen/ Diner**

17' 6" max x 14' 4" max ( 5.33m max x 4.37m max )

Matching wall and base units with roll-edge work top and tiled splashbacks, integrated cooker, hob, hood and dishwasher one and a half bowl stainless steel sink with mixer taps and draining board, radiator, sash window to front, exposed bricks and beams, spotlights, parquet flooring.

### **Bathroom**

Corner bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail, obscure window, combi boiler and large storage cupboard.

### **Second Floor Landing**

Access to loft.

### **Bedroom One**

14' 4" max x 12' 9" max ( 4.37m max x 3.89m max )

Radiator, exposed beams, spotlights, fitted wardrobes, single glazed window to front.

### **Bedroom Two**

13' 1" max x 13' 1" max ( 3.99m max x 3.99m max )

Exposed beams, radiator, single glazed window to front, spotlights, fitted wardrobes.

### **Outside**

There is a roof terrace 3.60M X 3.65M which is south facing with decking, and is enclosed on three sides.

There is a rear outside space 6.97M X 5.50 M max with gated rear access from Kings Head Street.



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## **Market Street, Harwich**

- Grade II Listed 16th Century Property
- Many Original and Unique Features
- Spacious Residential Accommodation and Ground Floor Commercial Space
- 2/3 Bedrooms
- Large Lounge and Kitchen/diner

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

**£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAW109505 - 0014

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