

MATTHEW JAMES

Residential Sales • Lettings • Management



7 Orwell Road, Harwich, CO12 3LD

Asking Price £429,950

Nestled on the charming Orwell Road in Harwich, this impressive and substantial mid-terrace house offers a remarkable living experience with over 3,200 square feet of space, thoughtfully arranged over five floors with the basement floor offering flexible accommodation by way of either a large workshop space or the potential for a self contained flat. This property is perfect for families or those who enjoy entertaining, featuring three spacious reception rooms that provide ample room for relaxation and social gatherings.

With six well-proportioned bedrooms, this home ensures that everyone has their own private sanctuary. The four bathrooms add convenience and comfort, making morning routines and family life a breeze. The layout of the house is designed to maximise both space and light, creating a welcoming atmosphere throughout.

The location on Orwell Road is ideal, providing a blend of tranquillity and accessibility. Residents can enjoy the local amenities and the picturesque surroundings that Harwich has to offer.

Whether you are looking for a family home or a spacious residence to accommodate guests, this property is a rare find in the heart of Harwich. Do not miss the opportunity to make this exceptional house your new home.

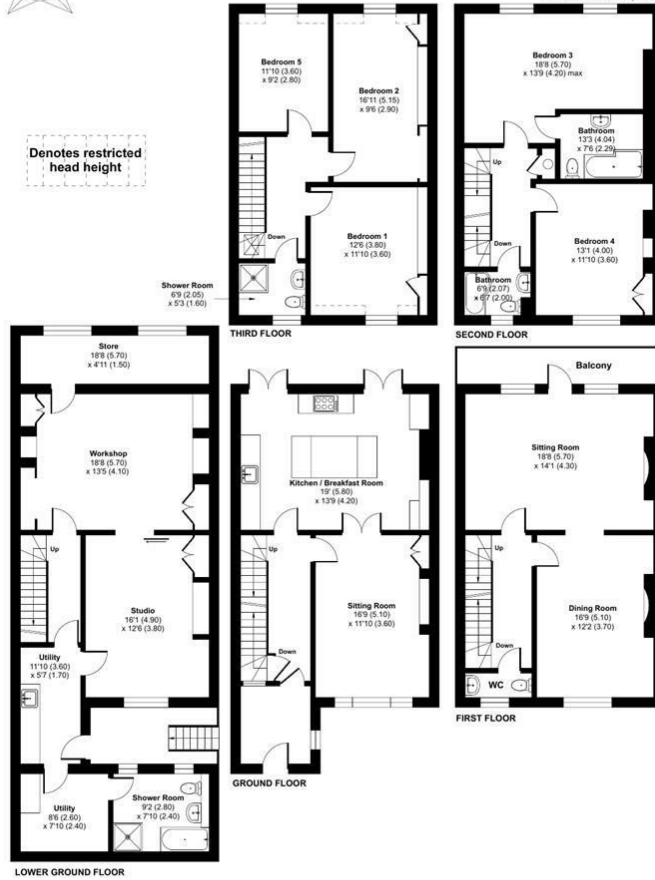
Floor Plan

Orwell Road, Harwich, CO12

Approximate Area = 3255 sq ft / 302.3 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Total = 3276 sq ft / 304.2 sq m
 For identification only - Not to scale

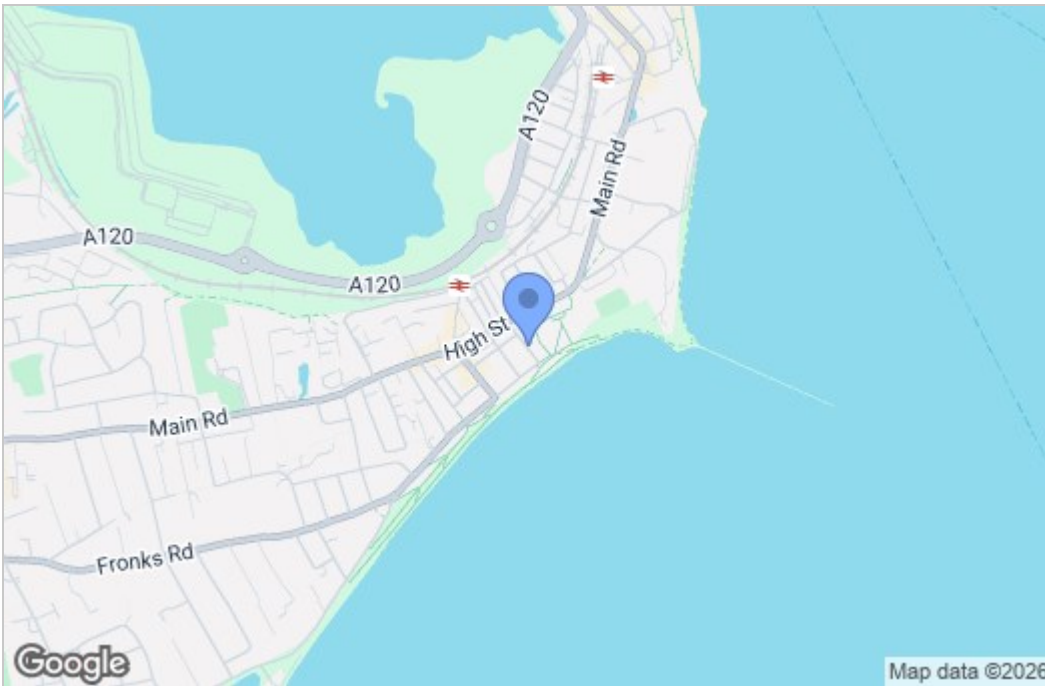


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhccom 2025. Produced for Matthew James. REF: 1373690

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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