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## STAUSTINS LANE, HARWICH



**FOR RENT @ £1300 pcm      DEPOSIT £1500**

**\* 3 BEDROOM END TERRACE HOUSE \***  
**\* LOUNGE \* MODERN GREY KITCHEN \***  
**\* GAS C/H \* STORAGE ROOM \* BATHROOM \***  
**\* DOUBLE GLAZING \* ENCLOSED REAR GARDEN \***  
**\* FURNISHED, PART FURNISHED or UNFURNISHED \***  
**\* AVAILABLE NOW \***

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# St Austins Lane, Harwich CO12 3EX...

## Outside storm porch with UPVC part glazed entrance door to: -

<b>Entrance Hall</b>	Boxed radiator, laminate floor, coved ceiling with inset lighting, smoke detector, under stair cupboard, stairs to first floor, glazed doors to all rooms.
<b>Lounge</b>	<b>14' x 11'3 (10'2 min).</b> UPVC double glazed window to front, double radiator, electric fireplace, open double doorway to kitchen. There is a leather 3-piece suite and various other furniture that can remain if required.
<b>Kitchen</b>	<b>11'3 x 11'.</b> Grey fitted units comprising eye level cupboards, base level drawers & cupboards, work surfaces, built in stainless steel electric oven & ceramic hob, black chimney style cooker hood, single drainer sink with chrome mixer tap, inset ceiling lights, plumbing for washing machine, UPVC double glazed window to rear. There is fridge freezer, microwave, washing machine & other small appliances that can remain if required.
<b>Storage Room</b>	<b>7'10 x 6'3.</b> Laminate floor, gas boiler, UPVC double glazed opaque door to rear garden.
<b>Spacious Landing</b>	Radiator, inset ceiling lights, smoke detector, loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>14' x 9'7.</b> Double glazed window to front, radiator. There is a double bed, wardrobe, chest drawers & bedside cabinet that can remain if required.
<b>Bedroom 2</b>	<b>11'3 x 9'7.</b> Double glazed window to rear, radiator. There is a double bed, wardrobe, chest drawers & bedside cabinet that can remain if required.
<b>Bedroom 3</b>	<b>8' x 7'6 min.</b> Double glazed window to front, radiator, built in storage cupboard. There is a double bed & bedside cabinet that can remain if required.
<b>Bathroom</b>	Fully tiled white suite comprising p-shaped bath with chrome mixer tap, separate shower above & glazed shower screen, pedestal hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, heated towel radiator, tiled floor, opaque double glazed window to rear.
<b>Outside</b>	Open plan paved front garden. Paved rear garden which is enclosed by walling & fencing with gated rear access.
<b>Council Tax</b>	Band B: £1,687.76 pa (April 2025 - March 2026).
<b>Note</b>	This property can be let furnished, unfurnished or part furnished.

