



Nelson Road, Harwich,
£190,000

GRACE ESTATE AGENTS are delighted to present this three-bedroom terrace property located on Nelson Road in Harwich, this delightful house presents an excellent opportunity to renovate the property and turn it into a perfect family home.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area.

The property features three double bedrooms, providing ample space for rest and relaxation.

Located in the historic town of Harwich, this property benefits from a vibrant community and a range of local amenities. With easy access to transport links, you can explore the surrounding areas with ease as the property is in close proximity to the beach making it an ideal base for both work and leisure.

Entrance Hall

Access to the living room, dining room, office and first floor. Under stair storage space.

Living Room

10'11" x 14'6" (3.33 x 4.43)

Fire place with tiled hearth, double glazed bay windows to front aspect.

Dining Room

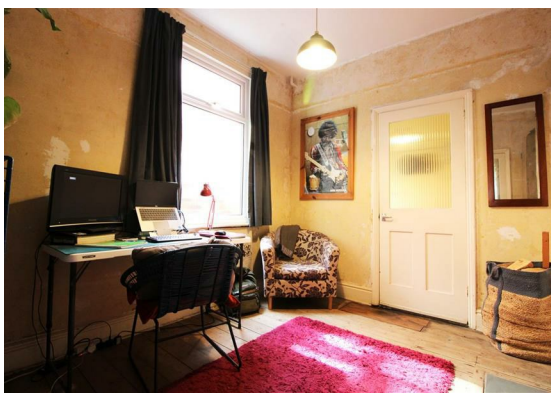
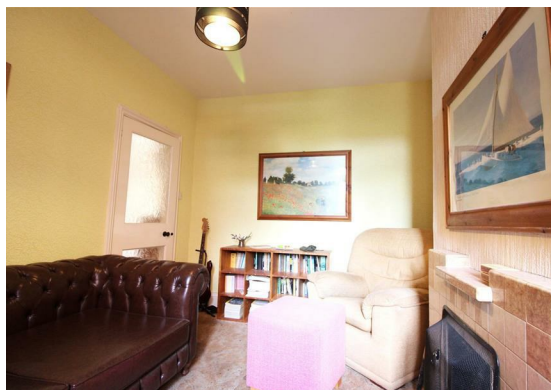
9'7" x 12'4" (2.94 x 3.78)

Fire place with tiled hearth, double glazed windows and double glazed door to rear aspect.

Office

8'8" x 10'5" (2.66 x 3.20)

Double glazed window to side aspect, fitted log burner, built in storage cupboard, access to the kitchen.





Kitchen

10'0" x 7'1" (3.06 x 2.16)

Space for fridge, oven and washing machine. Access to the rear garden and pantry.

First Floor Landing

Access to the master bedroom, second bedroom, third bedroom, bathroom and WC.

Master Bedroom

15'0" x 11'11" (4.59 x 3.65)

Double glazed bay windows and a single double glazed window to front aspect and built in storage cupboard

Second Bedroom

12'4" x 9'7" (3.78 x 2.94)

Double glazed window to rear aspect, built in storage cupboard.

Third Bedroom

9'9" x 11'7" (2.99 x 3.55)

Double glazed window to rear aspect.

Bathroom

7'3" x 6'6" (2.22 x 2)

Free standing bath, double glazed window to side aspect and hand wash basin.

WC

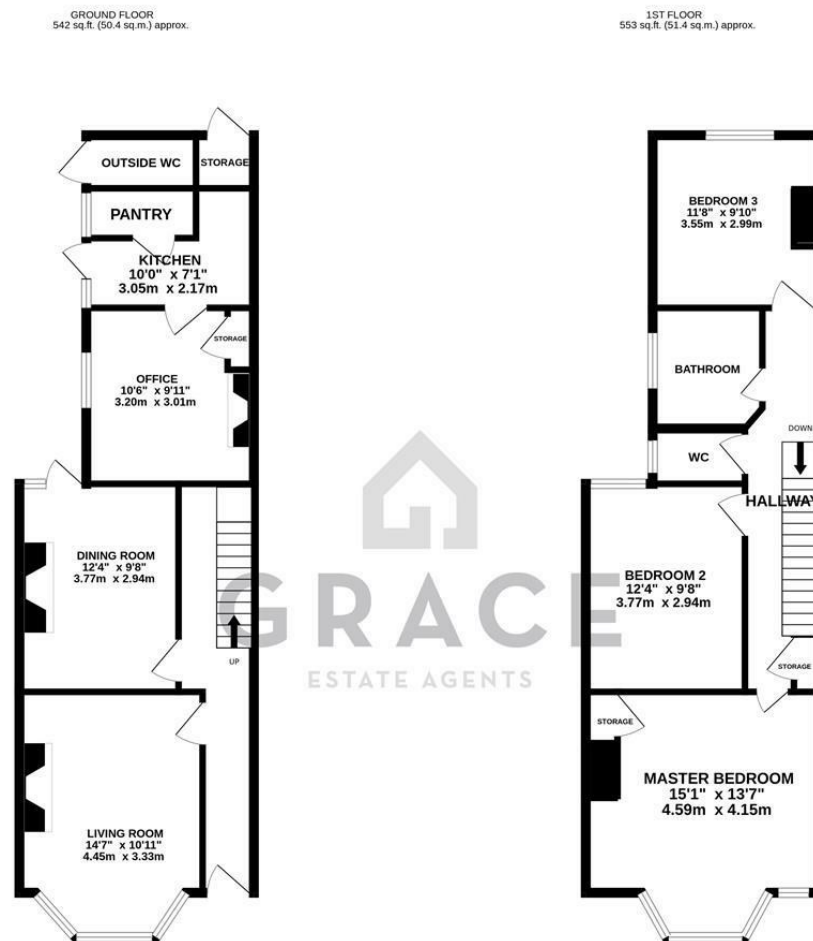
2'11" x 4'9" (0.90 x 1.46)

Low level WC.

Rear Garden

Access to outside toilet and storage cupboard. Patio area leading from the rear of the property covering the rear garden, fenced boundaries with a gate located at the end of the garden which leads onto a shared access pathway.



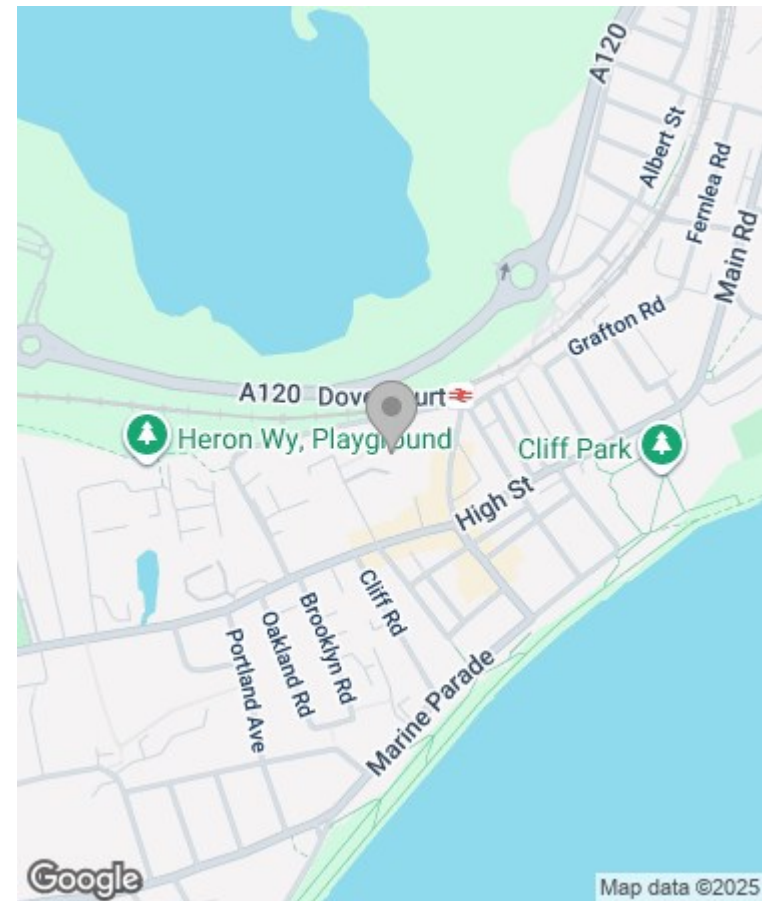


TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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