



**Albemarle Street, HARWICH CO12 3HN**

**welcome to**

**Albemarle Street, HARWICH**

A SPACIOUS & VERY WELL PRESENTED three storey, three bedroom terraced house with the additional benefit of a loft room and underfloor heating to the lower ground floor as well as cloakroom, bathroom and additional en-suite cloakroom. Ideally located within close to railway station and sea front.



### **Entrance Hall**

UPVC double glazed front door.

### **Lower Ground Floor Lounge**

17' 2" x 13' 5" ( 5.23m x 4.09m )

Stairs to first floor, understairs cupboard, UPVC double glazed French doors to lean to, underfloor heating, gas fireplace.

### **Kitchen**

12' 9" x 10' 6" ( 3.89m x 3.20m )

Matching wall and base units with roll-edge work top and splashback, integrated cooker hob and hood, space for fridge/freezer and dishwasher, stainless steel sink with mixer tap and two bowls, obscure UPVC double glazed window to front, underfloor heating.

### **Utility Room**

6' 3" x 5' 10" ( 1.91m x 1.78m )

Underfloor heating, base units with roll-edge work top and tiled splashback, obscure UPVC double glazed window to side, UPVC double glazed door to side to lean to, space for washing machine, one and a half bowl stainless steel sink with mixer taps and draining board.

### **Cloakroom**

Underfloor heating, radiator, low level WC, vanity sink, obscure UPVC double glazed window to side, part tiled walls.

### **Lean To**

15' 9" x 11' ( 4.80m x 3.35m )

UPVC double glazed with UPVC double glazed patio doors to garden.

### **First Floor Landing**

Stairs to second floor, stairs to lower ground floor.

### **Bedroom Three**

13' 2" x 10' 4" ( 4.01m x 3.15m )

UPVC double glazed window to front, radiator, storage cupboard.

### **Bathroom**

12' 2" x 10' 8" ( 3.71m x 3.25m )

Under floor heating, obscure UPVC double glazed window to rear, fully tiled, heated towel rail, spotlights, feature fireplace, vanity sink, Jacuzzi bath with mixer taps and shower attachment, separate shower cubicle, low level WC.

### **Second Floor Landing**

Door to Bedroom One.

### **Bedroom One**

14' 5" x 13' 7" ( 4.39m x 4.14m )

Two UPVC double glazed windows to front, tower radiator, fitted wardrobes, door into:-

### **En-Suite Cloakroom**

Low level WC, vanity sink, part tiled walls.

### **Bedroom Two**

10' 11" x 10' 3" ( 3.33m x 3.12m )

Feature fireplace, storage cupboard, UPVC double glazed window to rear, radiator, stairs to loft room.

### **Loft Room**

9' 3" x 8' 11" ( 2.82m x 2.72m )

Sky light, radiator, storage cupboard.

### **Outside**

The rear garden has artificial grass and is fully enclosed with two sheds with power and light connected.



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welcome to

## Albemarle Street, HARWICH

- 3 Bedroom House
- Cloakroom, Bathroom & En-Suite Cloakroom
- Kitchen & Utility Room
- Loft Room
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £210,000



Please note the marker reflects the postcode not the actual property

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