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MAIN ROAD, HARWICH

**LARGE 7/8 BEDROOM TOWN HOUSE OFFERING FLEXIBLE ACCOMODATION
PREVIOUSLY A B&B WITH LARGE CELLAR, GARAGE, PARKING & 80' GARDEN**



PRICE £500,000 FREEHOLD

*** 7/8 BEDROOM TOWN HOUSE * 80' REAR GARDEN *
* LOUNGE * DINING ROOM * KITCHEN * GAS C/H *
* UTILITY ROOM * MOSTLY DOUBLE GLAZED *
* BATHROOM * EN-SUITE * SHOWER ROOM *
* CELLAR * GARAGE & OFF-STREET PARKING *
STUDIO FLAT WITH LOUNGE/BEDROOM
PLUS KITCHEN & SHOWER ROOM**

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk



Main Road, Harwich CO12 3LH...

Double glazed entrance door to: -

Entrance Hall	With radiator, stairs to first floor, under stairs cupboard.
Bedroom	14'7 max x 13'9 (16'6 into bay). Double glazed bay window to front, double radiator, gas fire, coved ceiling.
Bedroom	13'6 x 11'8 (7'8 min). Double glazed window to rear, 2 built in wardrobes, door to:
En-Suite	White suite comprising tiled shower cubicle, pedestal wash hand basin, close-coupled WC, opaque window to side.
Utility Room	9'5 x 6'. Plumbing for automatic washing machine, vent for tumble dryer, windows to side & rear, door to covered veranda.
<u>Studio Flat</u>	
Lounge/Bedroom	11' x 10'4 (15' into bay). Bay window to side, gas fire, door to:
Kitchen	10'4 x 8'1. Fitted eye level cupboards, stainless steel sink unit with cupboards under, plumbing for automatic washing machine, double radiator, double glazed window to side, door to:
Shower Room	Comprising tiled shower cubicle, pedestal wash hand basin, low-level WC, double radiator, opaque window to rear.
1st Floor Landing	Double radiator, coved ceiling, stairs to 2 nd floor.
Lounge	13'10 x 13' (16'9 into bay). Double glazed bay window to front, radiator, gas fire, dado rail.
Dining Room	14'7 x 10'4. Double glazed window to side, boxed radiator, tongue & grooved to dado rail, gas fire, coved ceiling, door to:
Kitchen	10'4 x 8'1. Fitted eye level cupboards with work surfaces, cupboards & drawers under, double bowl sink unit with mixer tap & cupboard under, tiled splash backs, space for range cooker, plumbing for automatic washing machine, double glazed window to rear.

Main Road, Harwich (cont)...

Bedroom	13'7 x 11'8. Window to rear, radiator, built in wardrobe & cupboard.
Bathroom	9'6 x 5'9. White suite comprising panelled bath with separate shower over, pedestal hand wash basin, close-coupled WC, radiator, shaver point, opaque double glazed window to front.
Bedroom	11'10 x 10. Double glazed window to front, radiator.
Shower Room	White suite comprising tiled shower cubicle, pedestal wash hand basin, close-coupled WC, tiled floor, boxed radiator, double glazed window to side.
2nd Floor Landing	Double glazed window to rear, stairs to 3 rd floor, coved ceiling.
Bedroom	13'7 x 11'6 (9'2 min). Double glazed window to rear with estuary views, radiator, grated fireplace, 2 built in wardrobes.
Bedroom	19' (17'9 min) x 13'8. 2 UPVC double glazed windows to front, 2 boxed radiators, built in cupboard.
3rd Floor Loft Room	15'10 x 12'7 min. Double glazed window to side with park & sea views, eaves storage space.
Outside	The front is shingled & concreted providing off street parking for 2-3 cars. Door to enclosed veranda with steps to side patio area with door to large CELLAR . The rear garden which is approx 80', lawned with greenhouse, outside tap & enclosed by walling. Gate leading to the rear driveway, which is accessed from Grafton Road and provides off street parking for 2-3 cars, leading to DETACHED GARAGE with up & over type door.
EPC	To follow.

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact, therefore we recommend that prospective purchasers make their own enquire through their own legal representative.