



Hamilton Street, Harwich CO12 4PQ

welcome to

Hamilton Street, Harwich

*****INVESTMENT OPPORTUNITY***** Currently sold with tenant*** Situated ideally for local shop, mainline railway station and retail park is this two bedroom mid-terraced house benefiting from two reception rooms.



Lounge

11' 3" x 9' 10" (3.43m x 3.00m)

UPVC double glazed front door, radiator, opens to dining room.

Dining Room

10' x 11' 3" (3.05m x 3.43m)

UPVC double glazed window to rear, radiator.

Kitchen

14' 5" x 6' 8" (4.39m x 2.03m)

UPVC double glazed window to side, UPVC double glazed door to side leading to garden. Matching wall and base units with square edge work surface, stainless steel sink with mixer tap and draining board, tiled splashbacks, spotlights, space for washing machine and fridge/freezer, integrated cooker, hob and hood, storage cupboard.

First Floor Landing

UPVC double glazed window to side, loft access, radiator.

Bedroom One

11' 3" x 9' 9" (3.43m x 2.97m)

Two UPVC double glazed windows to front, radiator.

Bedroom Two

10' x 8' 3" (3.05m x 2.51m)

UPVC double glazed window to rear, radiator.

Bathroom

9' x 7' (2.74m x 2.13m)

Low level WC, pedestal wash hand basin, radiator, spotlights, extractor fan, bath with mixer tap and shower attachment, obscure UPVC double glazed window to rear.

Outside

The rear garden is hard standing with garden shed to rear.



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Hamilton Street, Harwich

- Mid-Terraced House
- 2 Bedrooms
- 2 Receptions
- Ideally Located
- Close to Railway Station & Retail Park

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW110291 - 0002

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