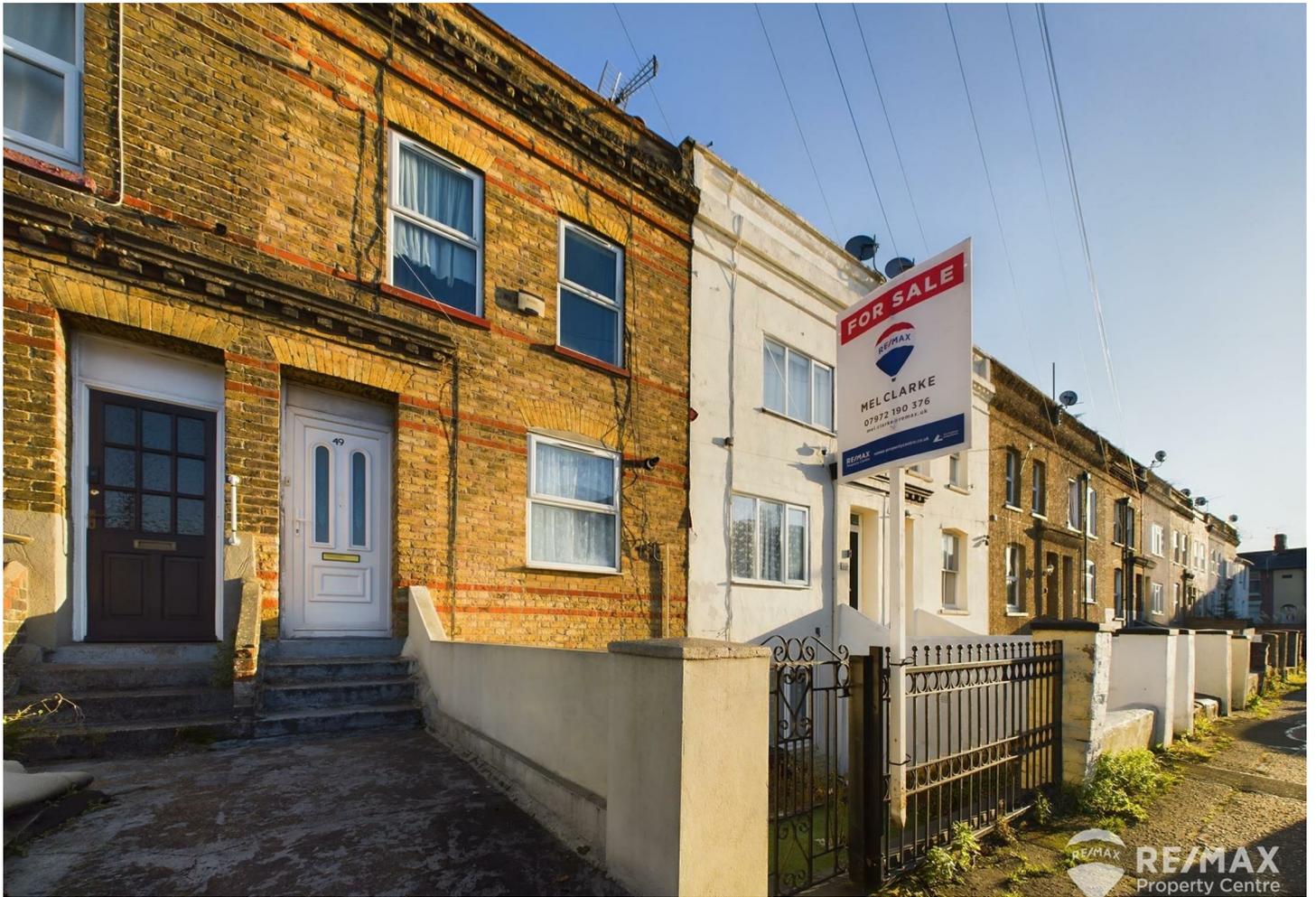




# RE/MAX

## PROPERTY HUB



**49 Albert Street, Harwich, CO12 3HY**  
**Price £170,000**

**\*\* Huge Investment Potential \*\* Cash Buyers Only - With 3/4 bedrooms and over 1,040 sq.ft of versatile living space, this spacious 3 storey town house has been converted by the current owners to provide 2 separate living spaces both with their own entrances, however could easily be changed back to one dwelling if desired, ideally located close to Town Centre, Railway Station and the A120**

EPC: C

Lower Ground Floor Accommodation:

Entrance Hall  
Bedroom  
Lounge with French Doors to Garden  
Kitchen  
Newly Fitted Shower Room

Ground Floor Accommodation:

Entrance Hall  
Lounge with Feature Fireplace  
Newly Fitted Kitchen  
Newly Fitted Bathroom  
Stairs to 1st Floor and Access to Roof Terrace

First Floor Accommodation:

2 x Double Bedrooms  
WC

[Outside Areas:](#)

There are garden areas both to the front and rear of the property  
Raised roof terrace with steps to ground floor garden area

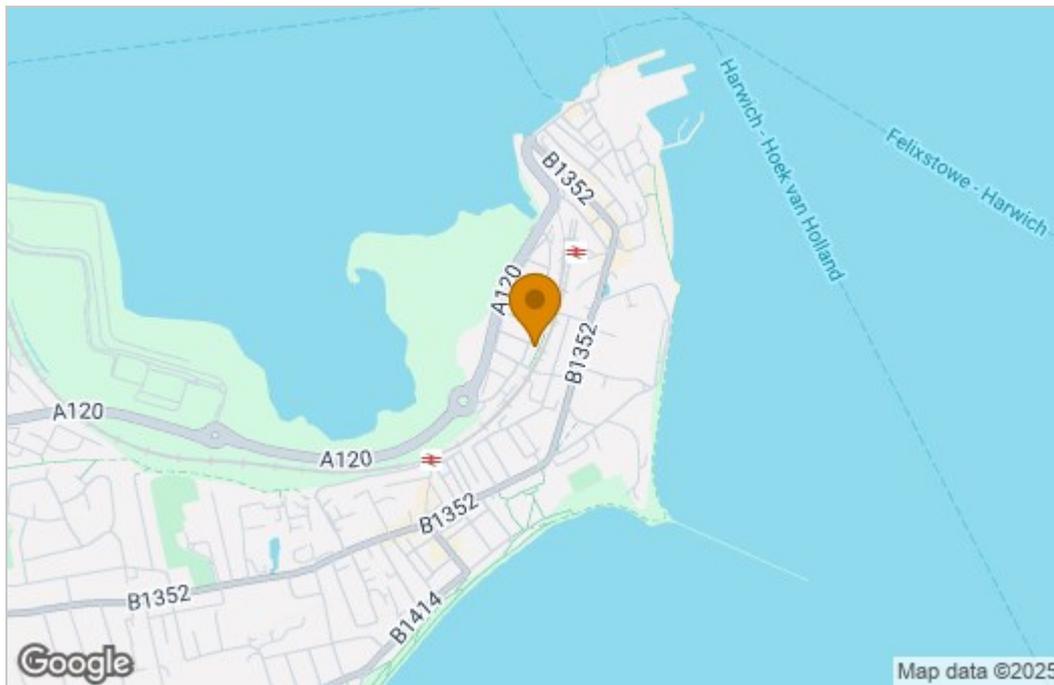
[Agents Note:](#)

This property has already been part re-refurbished by the current owners and has huge rental potential, alternatively could also be reinstated as one dwelling if required

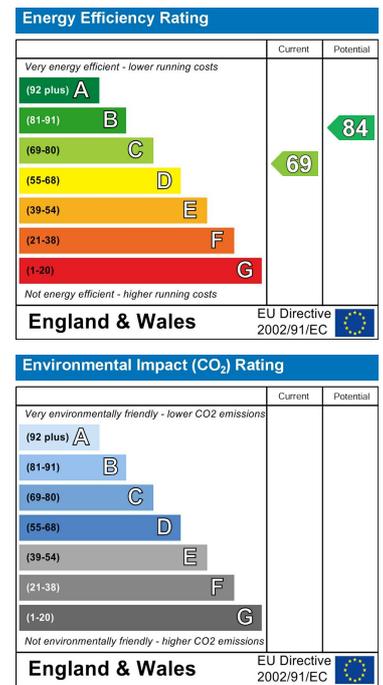
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tending,  
Tel: +44 (0) 7972 190376 Email: mel.clarke@remax.uk <https://remax.uk/associates/MelClarke>