



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## MAIN ROAD, HARWICH, CO12 3LH GUIDE PRICE £375,000

**\*\*Guide Price- £375,000-£400,000\*\*** This impressive six-bedroom terraced house boasts a stylish modern interior that exudes elegance and comfort. Featuring three spacious reception rooms, this home offers ample space for all the family. Externally, the property benefits from a garage and parking for several vehicles; the ideal property for those seeking a harmonious blend of luxurious living and practicality.

- Six Bedrooms
- Three Reception Rooms
- Utility Room
- Close To Local Amenities
- Parking For Several Vehicles
- EPC: D



Sales | Lettings | Commercial | Land & New Homes  
[sales@lambandcoproperty.co.uk](mailto:sales@lambandcoproperty.co.uk) | [www.lambandcoproperty.co.uk](http://www.lambandcoproperty.co.uk)

## OUTSIDE FRONT

Parking for approximately two vehicles.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LOUNGE

16'9" x 14'6" (5.11m x 4.42m)



## DINING ROOM

13'4" x 12'8" (4.06m x 3.86m)

## KITCHEN

15'10" x 10'10" (4.83m x 3.30m)

## UTILITY ROOM

9'10" x 7'11" (3.00m x 2.41m)

## WC

5'6" x 3'10" (1.68m x 1.17m)

## GARDEN ROOM

11'5" x 8'2" (3.48m x 2.49m)

## FIRST FLOOR

## FIRST FLOOR LANDING

## BEDROOM ONE

13'8" x 11'6" (4.17m x 3.51m)

## BEDROOM TWO

13'8" x 11'6" (4.17m x 3.51m)

## BEDROOM THREE

9'11" x 8'4"

## BATHROOM

6'8" x 6' (2.03m x 1.83m)

## BEDROOM FOUR

9'5" x 7' (2.87m x 2.13m)

## SECOND FLOOR

## SECOND FLOOR LANDING

## BEDROOM FIVE

13'3" x 12'9" (4.04m x 3.89m)

## BEDROOM SIX

19' x 13'8" (5.79m x 4.17m)

## OUTSIDE

## OUTSIDE REAR

APPROX 60ft.

## REAR ACCESS

Parking for vehicles and also access to your garage.

## ADDITIONAL INFORMATION

### HARWICH

Council Tax Band: D

Heating: Gas Central

Seller's Position: Needs to Find

Garden Facing: West Facing

## AGENTS NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

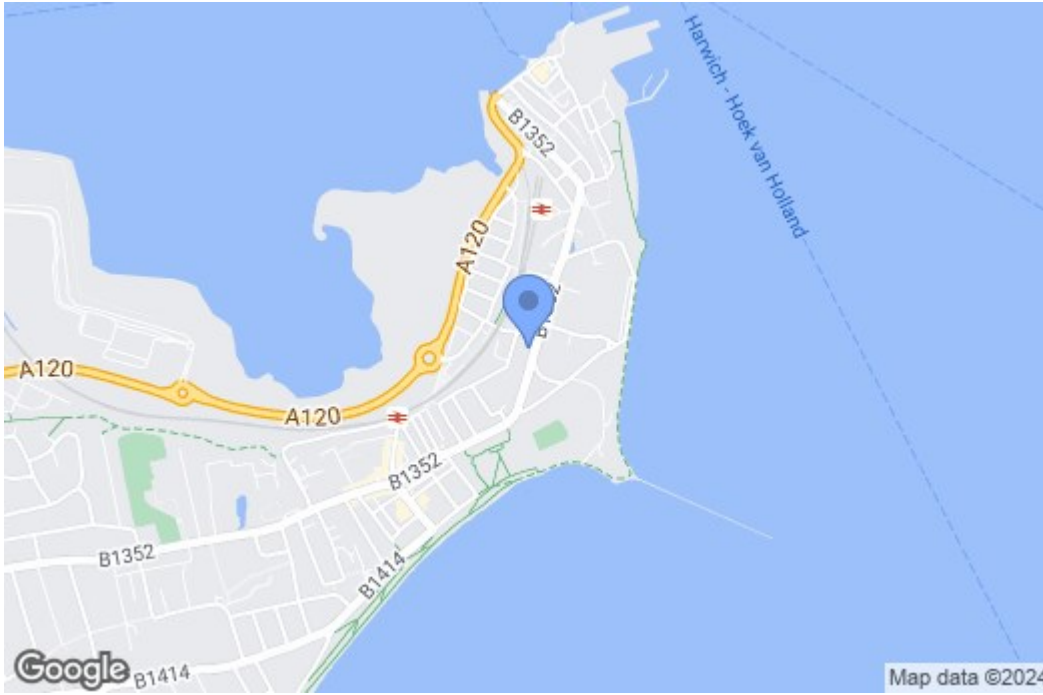
## ANTI-MONEY LAUNDERING COMPLIANCE

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

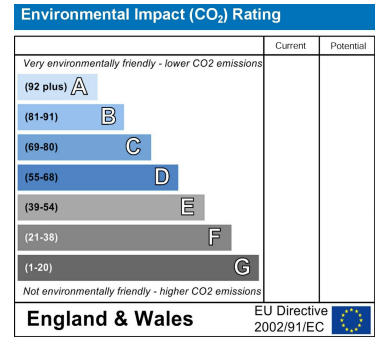
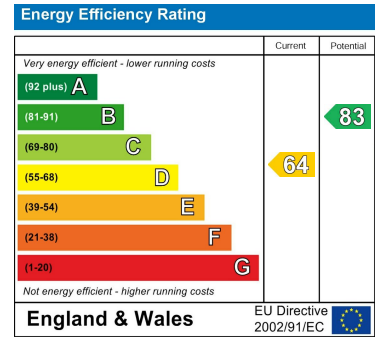
documentation once entering into negotiations for a property.



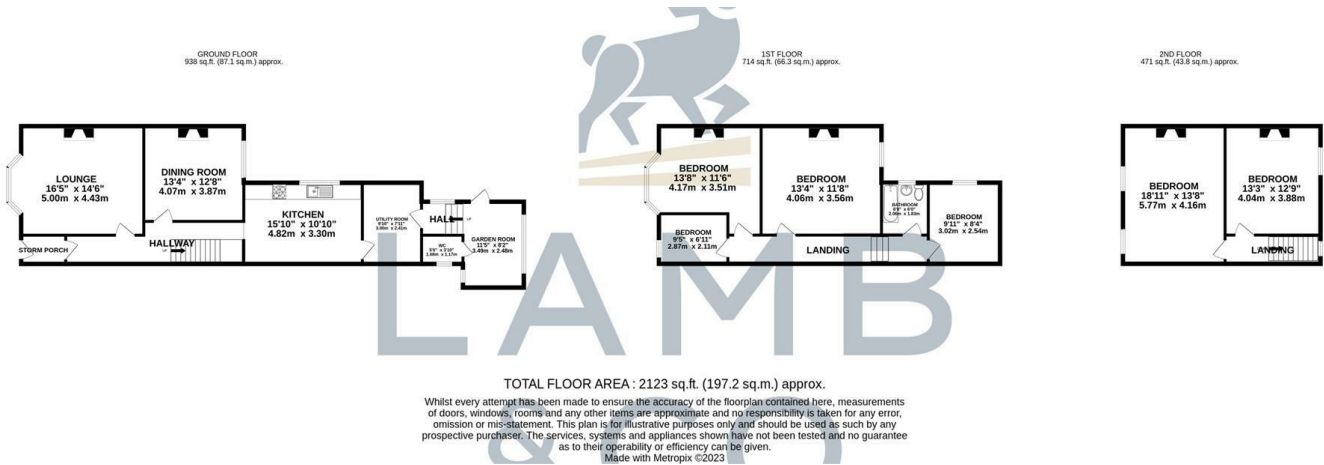
## Map



## EPC Graphs



## Floorplan



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.