



LAMB & CO

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Inspired by property, driven by passion.



HARWICH ROAD, HARWICH, CO12 5JR OFFERS IN EXCESS OF £367,500

Enjoying a stunning well finished Victorian interior is this spacious and well positioned detached bungalow. Set in the delightful village of Great Oakley, with easy access to the A120 then to Colchester, and Manningtree mainline station near by with direct links to London Liverpool Street.

- Sought After Location
- Driveway & Garage
- Fireplace
- Stunning Interior
- Loft Room
- Rear Garden
- Field Views
- EPC: F
- Conservatory



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The Property

Well designed and finished to a high specification throughout resulting in a spacious and Victorian styled home. Comprising of two double bedrooms on the ground floor, with wooden flooring throughout. The meticulously presented lounge with beautiful open fireplace and cast iron insert is to the left, with the dining room further on opening into the Kitchen comprising integrated appliance, butler sink and solid worktops. Benefitting from the large conservatory to the rear allowing for floods of light to come through. The three piece bathroom suite is another great example of how well this property has been finished with a crow foot roll top bath, W/C vanity wash basin and radiator.

In addition, previous vendors had converted into the loft, creating another bedroom with Velux windows overlooking the beautiful North Essex countryside, storage cupboards are along all sides, with an en-suite shower room and additional walk in wardrobe. Outside, the lawned rear garden backs onto open protected fields. The gated driveway is to the front with parking for multiple vehicles, and large garage with electric door.

Porch

Hallway

Lounge

11'5" x 11'4" (3.48m x 3.45m)

Dining Room

11'4" x 9'11" (3.45m x 3.02m)

Kitchen

11'4" x 6'11" (3.45m x 2.11m)

Conservatory

15'4" x 10'8" (4.67m x 3.25m)

Master Bedroom

11'5" x 11'4" (3.48m x 3.45m)

Bedroom Two

Family Bathroom

7'5" x 4'9" (2.26m x 1.45m)

Bedroom Three

19' x 11'6" (5.79m x 3.51m)

En-suite

7'11" x 7'1" (2.41m x 2.16m)

Rear Garden

Driveway

Garage

Agent's 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

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.

ADDITIONAL INFORMATION

HARWICH

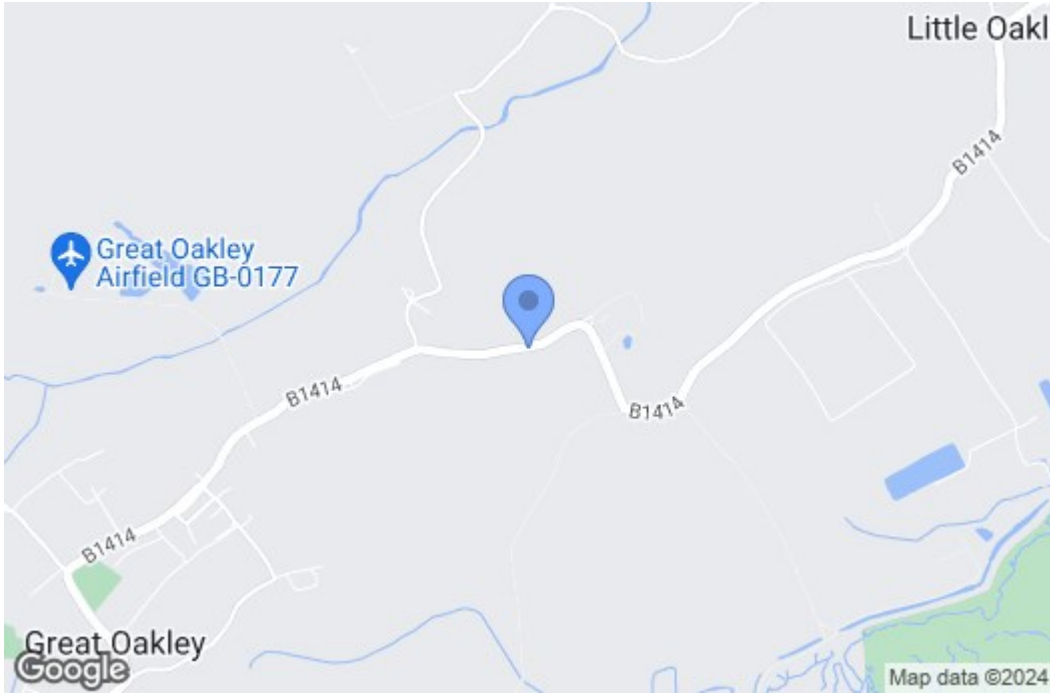
Council Tax Band:-D

Heating: Oil

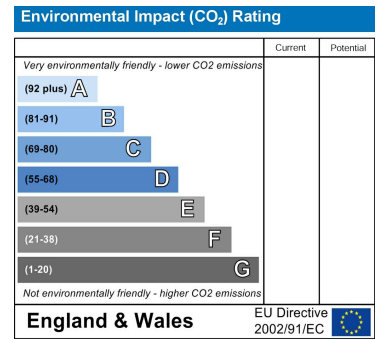
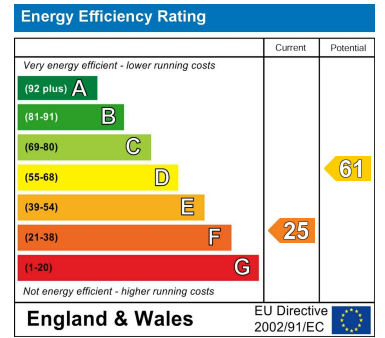
Seller's Position: Needs to find

Garden Facing: North

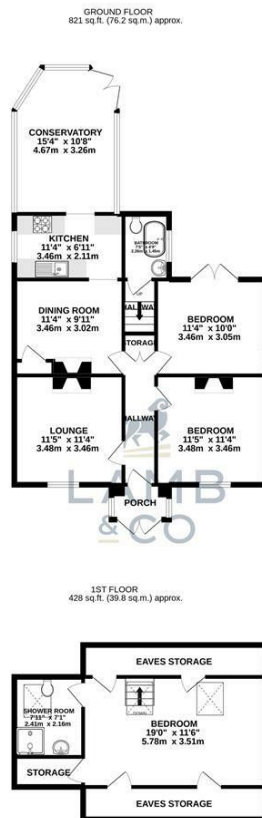
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 1249 sq ft. (116.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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