



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**MAYES LANE, HARWICH, CO12 5EH**

**GUIDE PRICE £435,000**

Deceptively spacious! This family home has undergone some sympathetic and high-grade modernisations and upgrades and offers lots for a family to enjoy. Extended living space, high-specification kitchen, breakfast area, feature stair-casing. Gorgeous un-overlooked garden and ample parking on the driveway you also have a garage with internal door to property and electric up and over door for ease. Local shop and many walking routes plus easy access to A120 and the town.

\*Guide £435,000-£450,000\*

- Four Bedrooms
- Extended & Modern
- Driveway for Several Vehicles
- Two Shower Rooms
- Beautiful Kitchen
- EPC - TBC



## The Property

### Entrance Hall

### Ground Floor Shower Room

6'9" x 6'2" (2.08 x 1.9)

### Lounge

19'10" x 11'8" (6.07 x 3.58)

### Lifestyle

### Dining Room

15'8" x 11'8" (4.79 x 3.58)

### Through to Kitchen

### Kitchen

16'2" x 8'4" (4.95 x 2.55)

### High Specification

### Breakfast Area

8'4" x 7'3" (2.55 x 2.22)

### Landing

### Master Bedroom

13'6" x 11'8" (4.12 x 3.58)

### Bedroom Two

11'8" x 10'8" (3.58 x 3.27)

### Bedroom Three

13'6" x 11'8" (4.12 x 3.58)

### Bedroom Four

8'3" x 8'0" (2.54 x 2.44)

### First Floor Shower Room

8'5" x 8'3" (2.57 x 2.53)

### Lifestyle

### Garden

### Seating

## Rear Aspect

### Garage & Parking

17'2" x 8'5" (5.24 x 2.57)

## ADDITIONAL INFORMATION

### HARWICH

Council Tax Band: D

Heating: Gas

Seller's Position: Found a New Build to buy through Lamb & Co, Harwich

Garden Facing: Easterly

EPC: C

### 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.

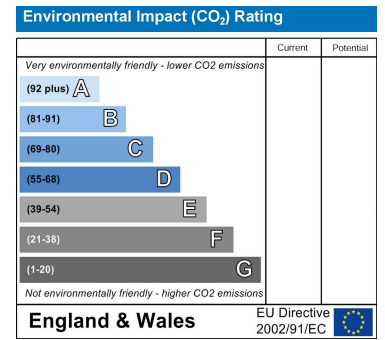
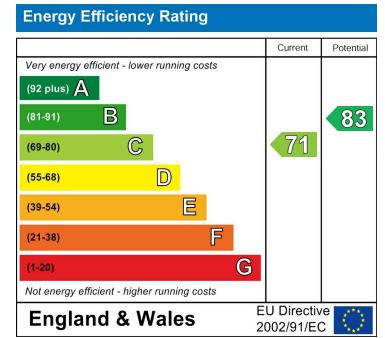
### ANTI-MONEY LAUNDERING COMPLIANCE

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.

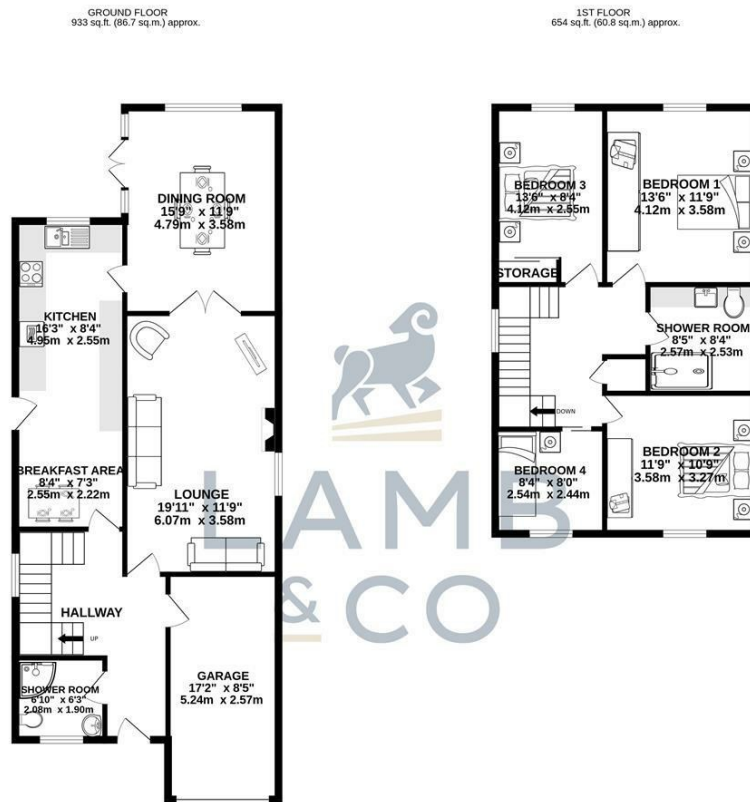
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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.