



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



CURRENTS LANE, HARWICH, CO12 3DE

GUIDE PRICE £175,000

**** Guide Price £175,000-£185,000 **** A charming end terrace home, offered in good decorative order and with a quaint courtyard garden, perfect for alfresco dining. An ideal starter home for those seeking a cosy and manageable residence within easy reach of local amenities.

- Two Bedrooms
- Kitchen/Diner
- Courtyard Garden
- Close to Amenities
- Gas Central Heating
- EPC E



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

5'11" x 5'2" (1.80m x 1.57m)

LOUNGE

11'10" x 12'4" (3.61m x 3.76m)



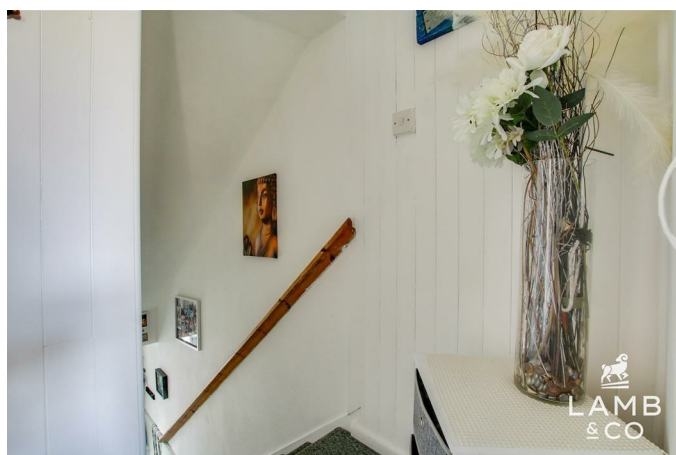
KITCHEN/DINER

10'10" x 13'9" (3.30m x 4.19m)



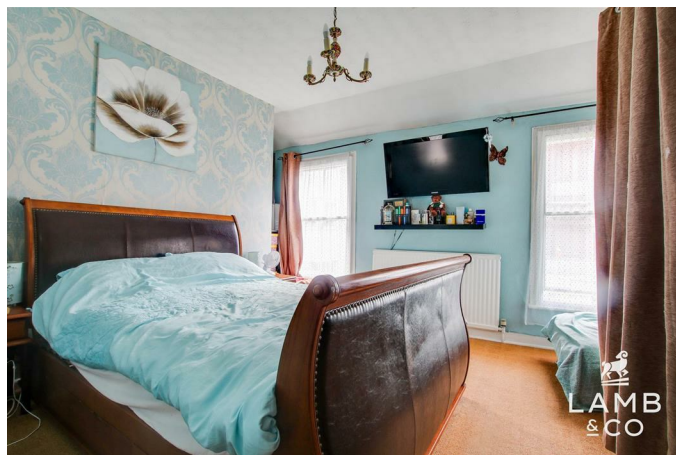
LANDING

3'2" x 7'8" (0.97m x 2.34m)



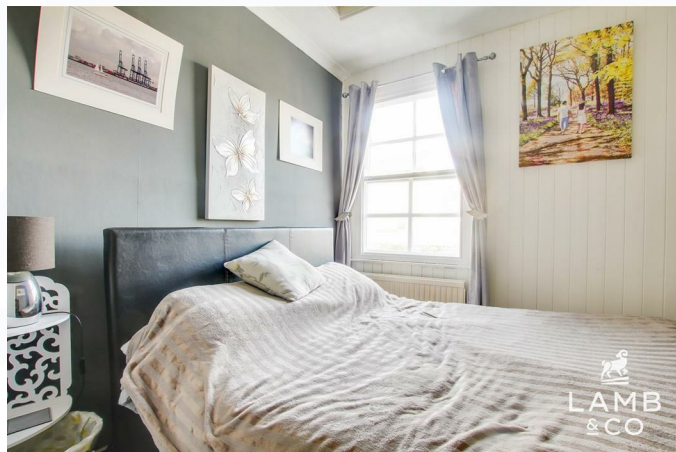
BEDROOM ONE

12'1" x 10'1" (3.68m x 3.07m)



BEDROOM TWO

10'5" x 7'7" (3.18m x 2.31m)



BATHROOM

5'10" x 7'7" (1.78m x 2.31m)



OUTSIDE FRONT



GARDEN



Additional Information

Council Tax Band: B

Heating: Gas

Seller's Position: Needs to find, can vacate

Garden Facing: South East

Agents Note Sales

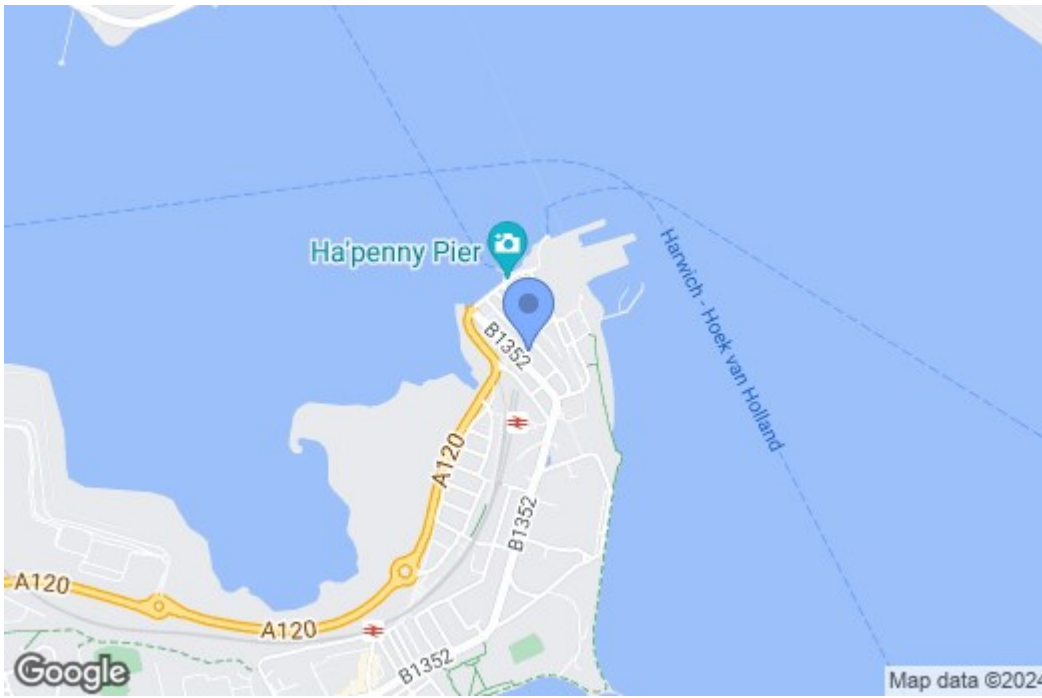
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

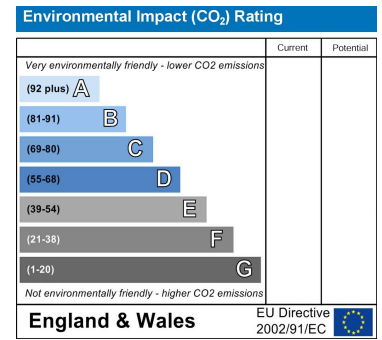
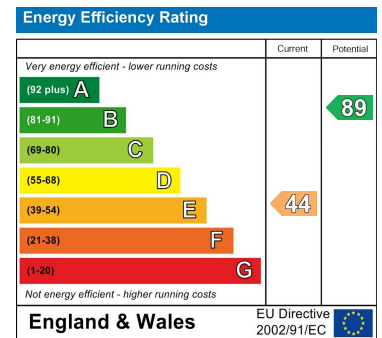
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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

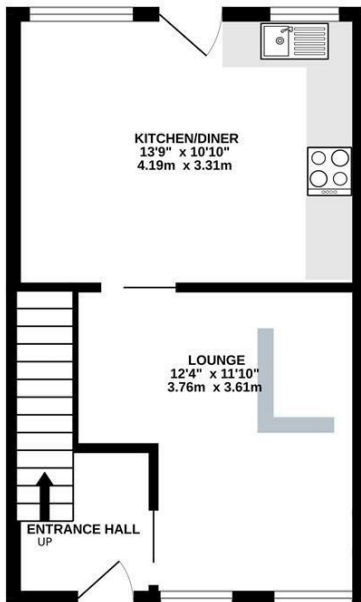


EPC Graphs

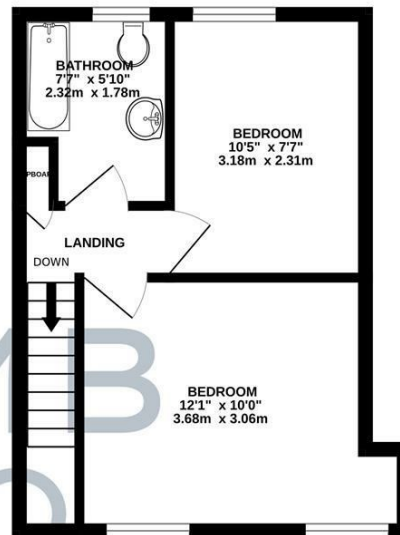


Floorplan

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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 by 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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