



LAMB & CO

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



THE DRIVE, HARWICH, CO12 3SU

PRICE £350,000

This detached chalet bungalow is situated just a stones throw from the beach in one of the most sought after locations in Dovercourt. The property boasts two reception rooms, off-road parking and a well established garden, perfect for enjoying a summers evening in the sunshine. The property is also local to the train station and to all local amenities.

- Four Bedrooms
- Close to Sea Front
- Garage & Driveway
- Large Rear Garden
- Two Reception Rooms
- EPC D



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

HALLWAY

LOUNGE

15'8" x 12'9" (4.78m x 3.89m)

DINING ROOM

11'10" x 10'8" (3.61m x 3.25m)

BEDROOM FOUR

11'10" x 7'1" (3.61m x 2.16m)

BEDROOM ONE

11'11" x 11'10" (3.63m x 3.61m)

WC

5'5" x 2'5" (1.65m x 0.74m)

BATHROOM

5'5" x 5'5" (1.65m x 1.65m)

KITCHEN

12'x12'4" (3.66mx3.76m)

BEDROOM THREE

11'6" x 12'2" (3.51m x 3.71m)

BEDROOM TWO

15'8" x 12'9" (4.78m x 3.89m)

OUTSIDE FRONT

OUTSIDE REAR

Additional Information Clacton

Council Tax Band: D

Heating: Gas Central

Seller's Position: No onward chain

Garden Facing: 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

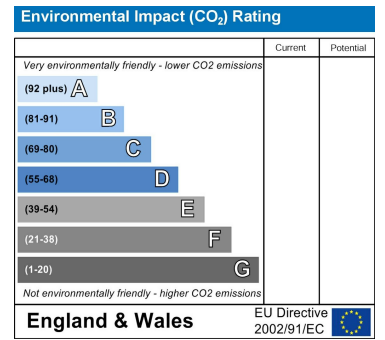
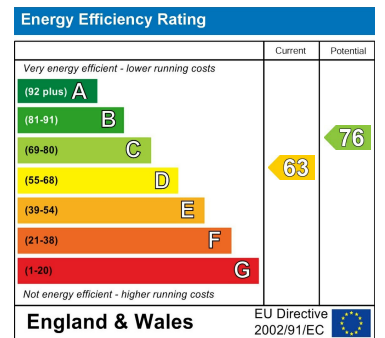
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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



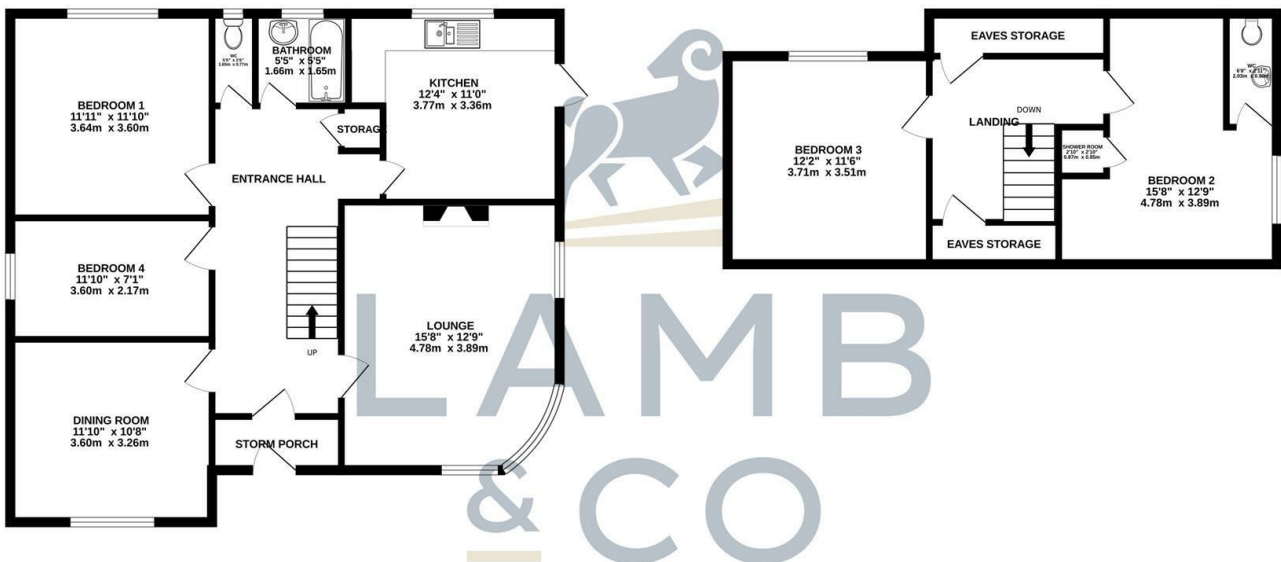
EPC Graphs



Floorplan

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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.
Made with Metropix ©2024

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.