



LAMB & CO

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



FRONKS ROAD, HARWICH, CO12 4EF PRICES FROM £450,000

**** PART EXCHANGE AVAILABLE! **** Quintessentially English and located within one of the most desirable roads in the area, this exclusive site offers a mix of high-specification fabulous homes. Beautifully finished and landscaped, the properties are sold with garages, off-road parking, 10-year build warranties, and are offered with the benefit of our assisted move option - allowing homeowners the ability to reserve and have the time to sell their own!

Call now to discuss with one of our dedicated team

- Three Bedrooms
- Garage & Parking
- Traditional Styling
- Boutique Development
- Assisted Move Options
- EPC - TBC
- High Specification Finish Throughout
- 1227 Square Feet



Sales | Lettings | Commercial | Land & New Homes
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Orchard Gardens, Fronks Road

Coming in 2023. Option to reserve your plot off-plan now to avoid disappointment!

Plot 1, The Honeycrisp, Orchard Gardens, Fronks Road

Front Aspect

Entrance Hall

Lounge

16'4" x 10'9" (5'0 x 3.3)

Dining Room

10'9" x 9'10" (3.3 x 3)

Kitchen - Breakfast Room

14'1" x 11'5" (4.3 x 3.5)

Cloakroom

Landing

Master Bedroom

16'4" x 10'9" (5.0 x 3.3)

Master En-Suite

Bedroom Two

10'2" x 10'2" (3.1 x 3.1)

Bedroom Three

11'5" x 8'10" (3.5 x 2.7)

Family Bathroom

Garden

Rear Aspect

ADDITIONAL INFORMATION

HARWICH

Council Tax Band: TBC

Authority: Tendring

Warranty: 10 Year Build Zone

Fixtures: White Goods, Turf & Flooring Included

Heating: Gas

Seller's Position: New Build

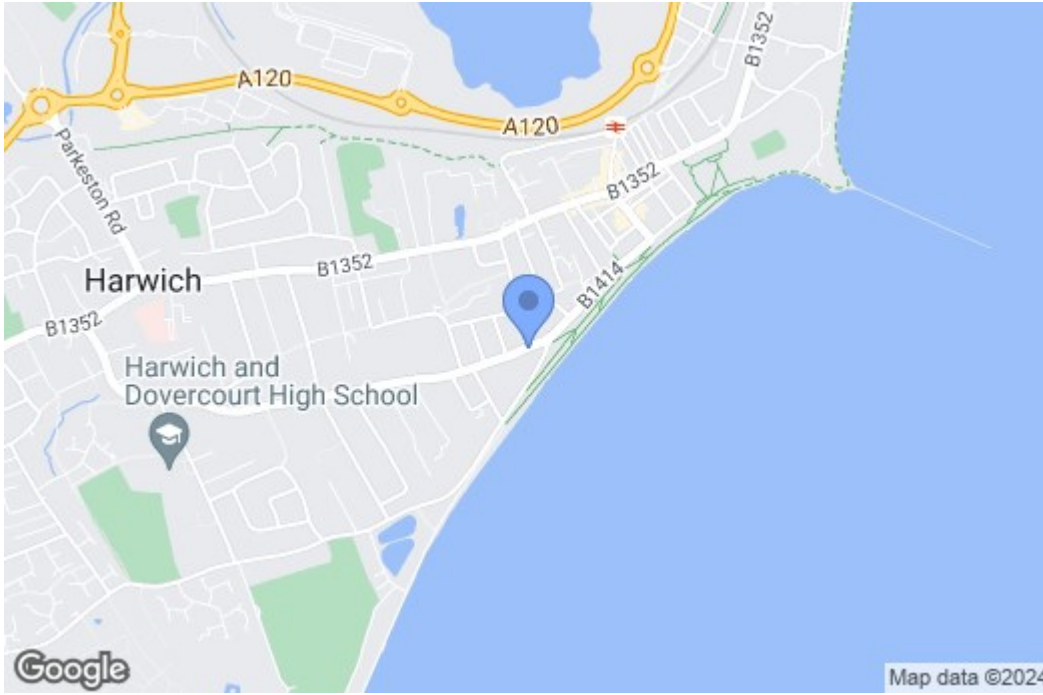
AGENTS NOTE

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.

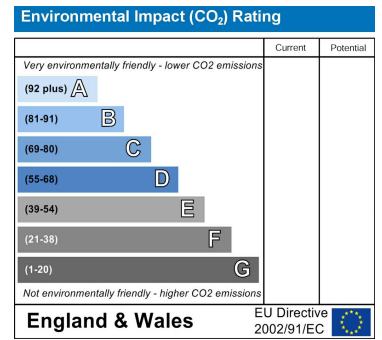
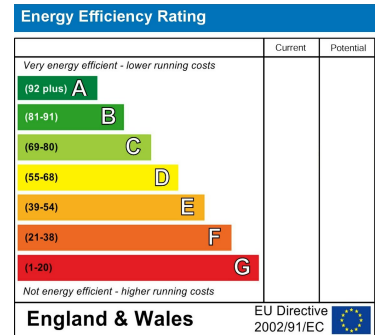
ANTI-MONEY LAUNDERING COMPLIANCE

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



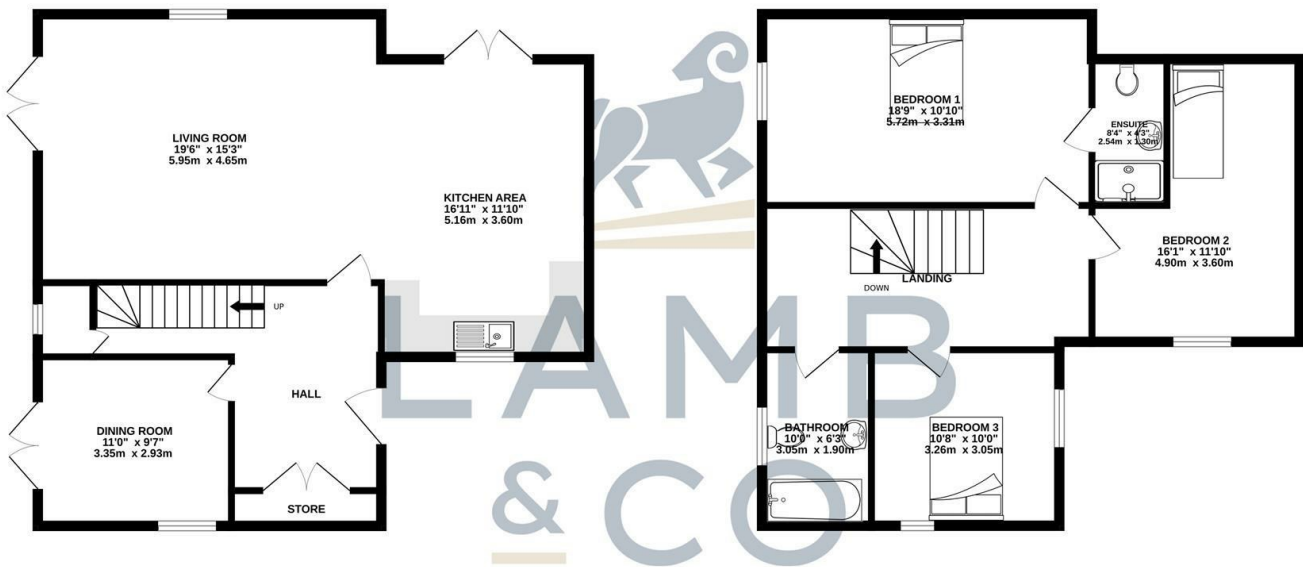
EPC Graphs



Floorplan

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.9 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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