









HIGH STREET, HARWICH, CO12 3AT

£750 PCM

Lamb and Co are pleased to advertise this two bedroom second floor flat, located in Harwich. This property benefits from being newly re decorated. This property is available now. Contact the office to express interest.

- Available Now
- Newly Decorated
- Guarantor Required

- Two Bedrooms
- No Pets/Non Smokers
 - EPC-D

- Second Floor
- · Council Tax Band- A



Communal Entrance/ Hallway

Communal wooden door leading to stairs to flat 5 and 6. Carpeted. Wooden front door to self contained hallway. Viynl flooring. Radiator. Carpeted stairs to:

Lounge

10'03 reduced due to bold roof x 18'05 reduced to (3.12m reduced due to bold roof x 5.61m reduced to)





New fitted carpet. Radiator. Double glazed window to rear.

Kitchen

9'10 x 12'00 (3.00m x 3.66m)





Laminate flooring. Wooden kitchen units low and eye level. Integrated electric hob and oven with extractor over and splash back tiles. Stainless steel sink with mixer tap and drainer. Space for washing machine and fridge freezer. Single glazed window to the side of the property. Radiator. Combination boiler located in the corner of the kitchen.

Bathroom

5'03 x 12'00 (1.60m x 3.66m)



Vinyl flooring. Radiator. Low level WC. Pedestal sink basin. Ceramic bath with plastic side panel. Shower attachment over with tiled wall surrounding.

Bedroom One

 $10'05 \times 12'04$ reduced with bolted roof (3.18m x 3.76m rduced with bolted roof)





New fitted carpet. Radiator. Double glazed window to front of the property.

Bedroom Two

7'07 x 5'02 (2.31m x 1.57m)





New fitted carpet. Radiator. Double glazed window to front of the property.

Agent Letting Notes

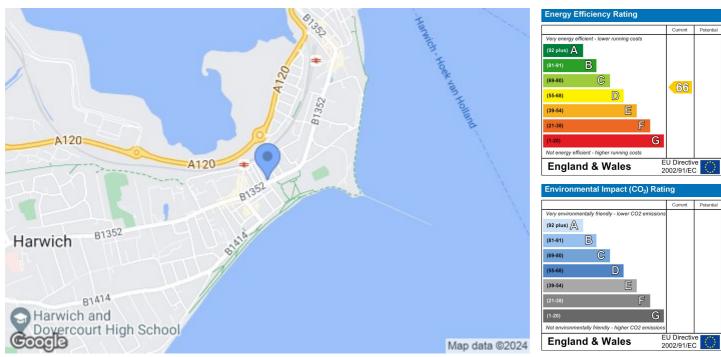


PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.





Map EPC Graphs



Floorplan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

