



LAMB & CO

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## MAIN ROAD, HARWICH, CO12 4NJ GUIDE PRICE £200,000

\*\*\*Guide price £200,000- £220,000\*\*\* Tharshi Cottage is a newly built two bedroom starter home. This spacious property boasts a lounge/diner, modern fitted kitchen, generous garden, double bedroom with views of the sea to the front, built in storage and modern bathroom suite. Locally you have easy access to the A120, and local shops and pubs. You are also only a short commute away from the beach, waterfront and train station with links to London.

- Two Bedroom
- Brand New Home
- Open Plan Living
- 10 Year Structural Guarantee
- Generous Garden
- EPC - TBC



Sales | Lettings | Commercial | Land & New Homes  
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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Living Room

19'0" x 12'3" (5.79m x 3.73m)

### W/C

4'4" x 2'6" (1.32m x 0.76m )

### Kitchen

11'6" x 6'5" (3.51m x 1.96m)

### Landing

### Bedroom One

12'2" x 12'0" (3.71m x 3.66m )

### Bathroom

6'5" x 4'6" (1.96m x 1.37m)

### Bedroom Two

11'3" x 6'5" (3.43m x 1.96m)

### Front Aspect

### Rear Aspect

### Garden

### Additional Info

Council Tax Band: TBC

Heating: Gas Central

Seller's Position: No Onward Chain

Garden Facing: North 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

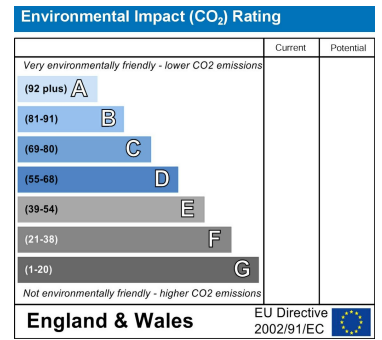
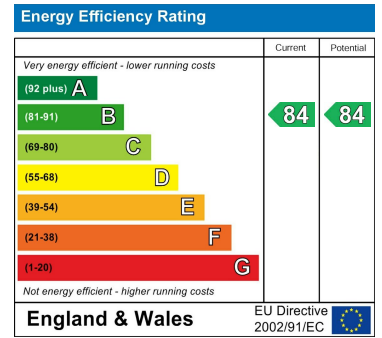
## ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

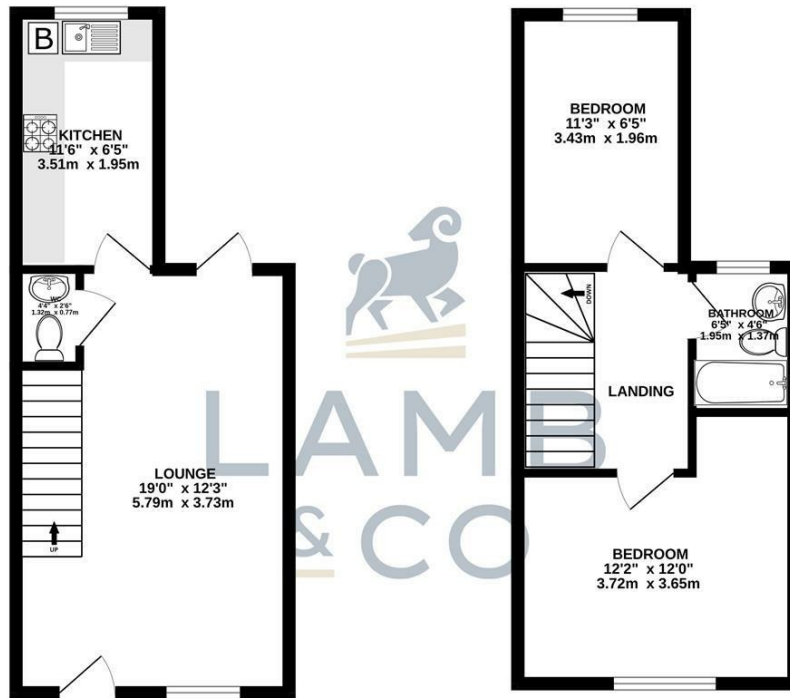
# Map



# EPC Graphs



# Floorplan



TOTAL FLOOR AREA - 612 sq ft. (56.9 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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