



LAMB & CO

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



174-176 HIGH STREET, HARWICH, CO12 3AT

£800 PCM

Lamb and Co are pleased to advertise this two bedroom split level first floor flat, situated in the High Street, Harwich. This property is very close to local amenities and has gas central heating. This property is available now. Contact the office to express interest.

- Available Now
- No Pets/Non Smokers
- Guarantor Required
- Two Bedrooms
- Gas Central Heating
- EPC- D
- Split Level Flat
- Council Tax Band- B



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

Entrance/Hallway

Part glazed wooden front door. Stairs to hallway and lounge. Newly fitted carpet. Radiator

Lounge

19'08 x 16'07 reduced 13'01 (5.99m x 5.05m reduced 3.99m)



Newly fitted carpet. Fire place feature. Radiator. Double glazed windows to the front of the property. Single glazed window to the rear of the property.

WC

Vinyl flooring. Low level WC. Wall hung sink basin. Single glazed window to the side of the property. Storage space.

Kitchen

9'07 x 16'03 (2.92m x 4.95m)



Vinyl flooring. Low and eye level kitchen units with marble effect rolled worktops. Integrated gas hob and electric oven with extractor over. Tiled splash back. . Space for washing machine and under counter fridge and freezer. Kitchen cupboard housing the combination boiler. Double glazed windows to the side and rear of the property.

Bedroom One

11'01 x 12'05 (3.38m x 3.78m)



Carpeted. Radiator. Double glazed window to the side and rear of the property.

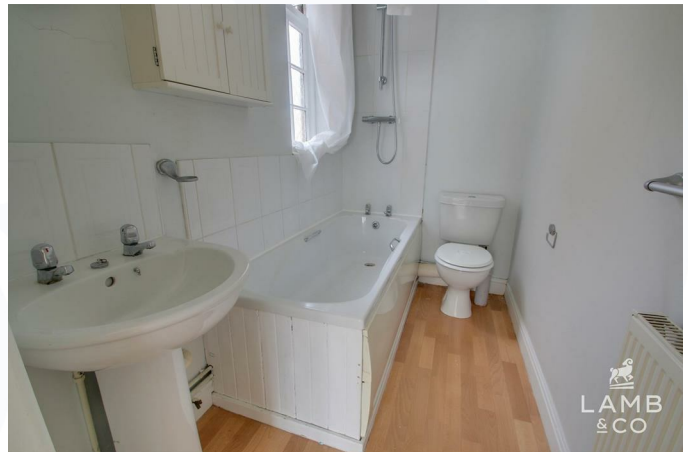
Bedroom Two

16'08 x 15'07 (5.08m x 4.75m)



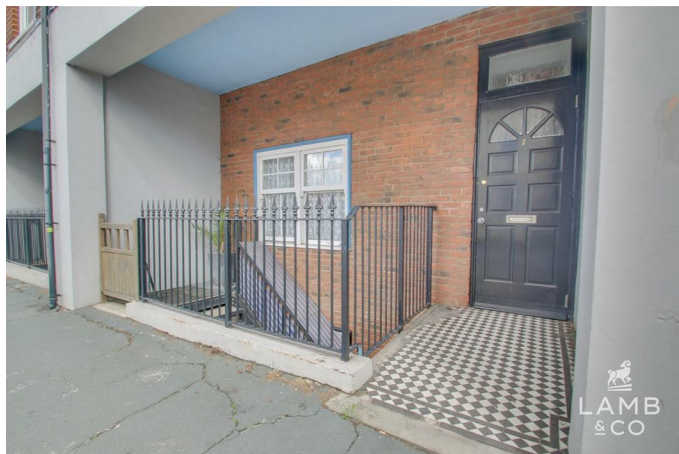
Carpeted. Radiator. Double glazed window to the front and the rear of the property. Door to bathroom.

Bathroom



Vinyl flooring. Low level WC. Ceramic bath with plastic side panel. Thermostatic shower over. Pedestal sink basin. Radiator. Partly tiled walls. Two curtain rails to protect wall and floor. Single glazed window to the side of the property.

Front Of Property

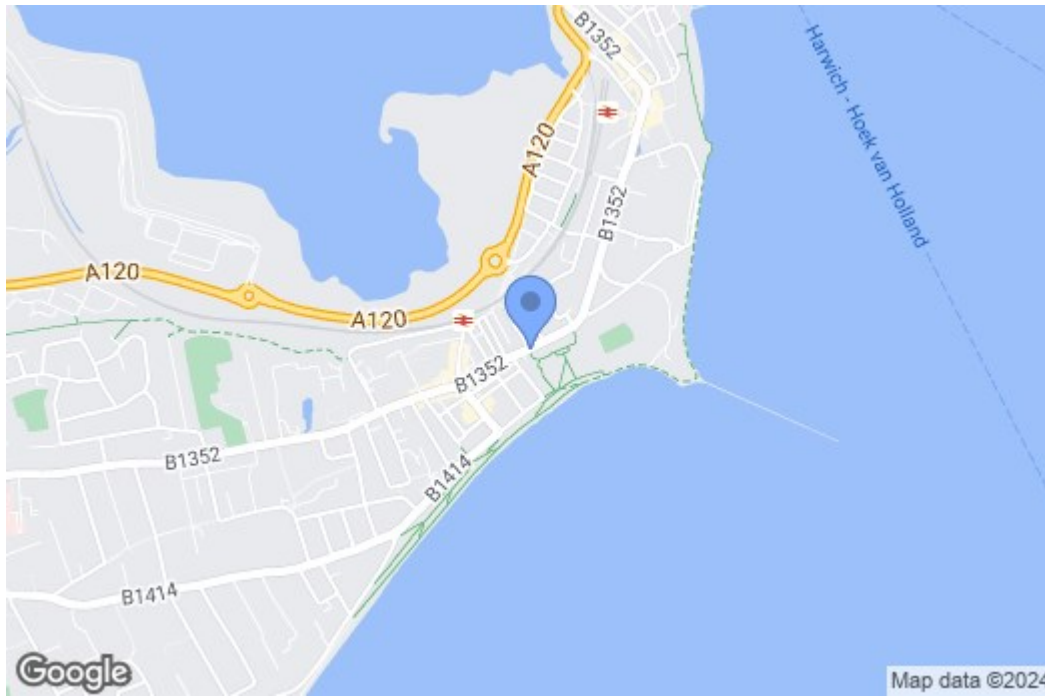


Agent Lettings Notes

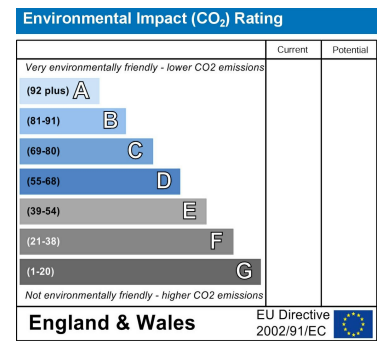
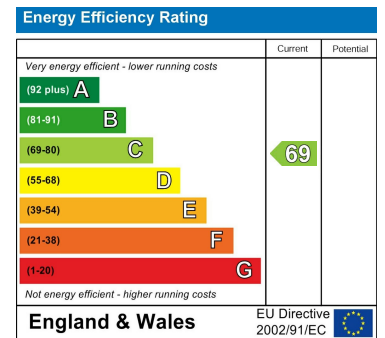
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



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