



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



HERON WAY, HARWICH, CO12 3FF

PRICE £230,000

We are pleased to welcome this three bedroom, end of terrace house to the market that would be ideal for a first time buyer or an investor alike.

This property benefits from a welcoming entrance hallway that leads onto the generous size lounge, separate kitchen, downstairs WC and a storage cupboard. To the first floor, you have three good size bedrooms, a family bathroom and a further storage cupboard.

Externally, the property offers a low maintenance rear garden, that would be perfect for entertaining friends and family.

The property is perfectly located within walking distance to the supermarket, high street and the Blue Flag beach.

- Well Presented
- Three Bedrooms
- Close To Amenities
- South Facing Garden
- Built in 2012
- EPC C



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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall

9'7" x 3'7" (2.92m x 1.09m)

WC

6'5" x 3'2" (1.96m x 0.97m)



Kitchen

10'4" x 7'2" (3.15m x 2.18m)



Lounge

14'3" x 11'1" (4.34m x 3.38m)



Landing

10'9" x 6'6" (3.28m x 1.98m)

Bedroom One

11'11" x 7'10" (3.63m x 2.39m)



Bedroom Two

11'5" x 8'1" (3.48m x 2.46m)



Bedroom Three

7'3" x 6'6" (2.21m x 1.98m)



Bathroom

6'4" x 6'2" (1.93m x 1.88m)



Garden



Front Aspect



Additional Info

Council Tax Band: B

Heating: Gas Central

Services: Mains

Broadband: Superfast Fibre

Mobile Coverage: EE- Limited, Three- Limited, O2-

Likely, Vodafone- Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: N/A

Additional Charges:

Seller's Position: Buying Onwards

Garden Facing: South

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

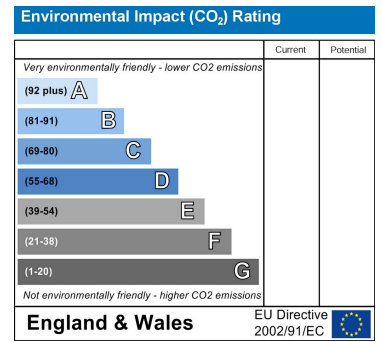
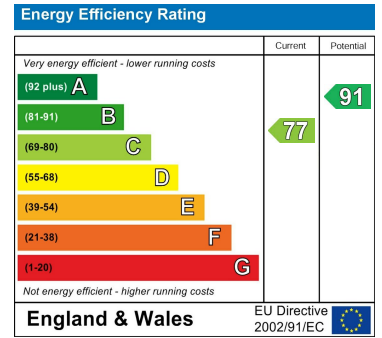
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



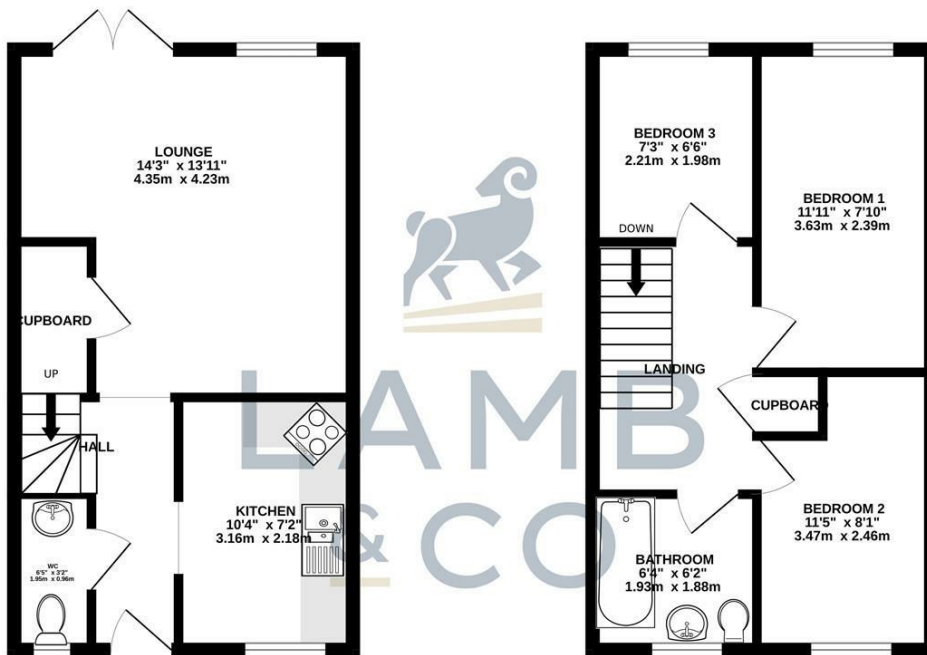
EPC Graphs



Floorplan

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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