



LAMB & CO

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Inspired by property, driven by passion.



## MAYES LANE, HARWICH, CO12 5EL OFFERS IN EXCESS OF £350,000

Extended offering plenty of living space! This non-estate family home has lots to offer from the bay fronted lounge, open planned kitchen-dining-family room, study or fourth bedroom, large rear garden and two double bedrooms plus a single upstairs and ample parking to the frontage also is being offered for sale with no-onward chain.

- Three/ Four Bedrooms
- Non-Estate Position
- Extended
- Driveway
- No Onward Chain
- EPC - C

## ENTRANCE HALL

## LOUNGE

15'2" 12'6" (4.62m 3.81m)

## KITCHEN/DINER

26'8" 9'00" (8.13m 2.74m)

## STUDY/BEDROOM FOUR

12'7" 7'1" (3.84m 2.16m)

## FAMILY ROOM

18'00" 12'9" (5.49m 3.89m)

## SHOWER ROOM

8'5" 5'4" (2.57m 1.63m)

## BEDROOM TWO

12'6" 12'00" (3.81m 3.66m)

## BEDROOM ONE

13'1" 12'1" (3.99m 3.68m)

## BEDROOM THREE

7'10" 6'8" (2.39m 2.03m)

## OUTSIDE

## OUTSIDE REAR

### 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.

### Additional Information Clacton

Council Tax Band: D

Heating: Gas

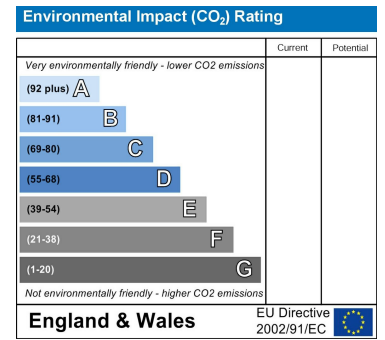
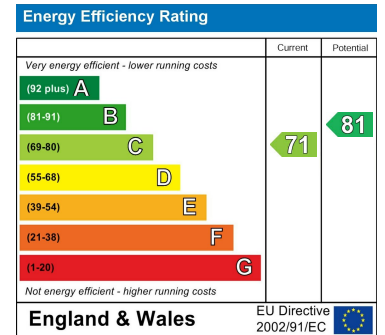
Seller's Position: No Onward Chain

Garden Facing: West

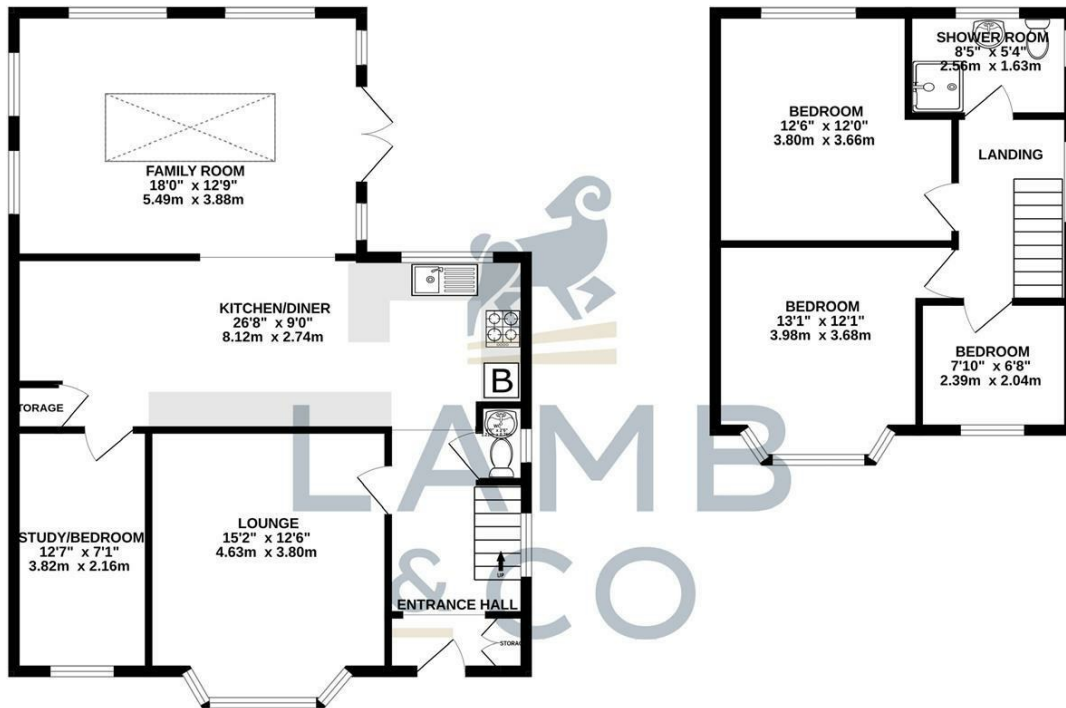
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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