



LAMB & CO

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LODGE ROAD, HARWICH, CO12 5ED OFFERS IN EXCESS OF £275,000

Located on the outskirts of Little Oakley, this recently refurbished, semi-detached house being offered chain free. The property benefits from modern kitchen & bathroom and a rear garden extending to more than 170' and backing on to farmland.

- Three Bedrooms
- Recently Refurbished
- No Onward Chain
- Approx. 170' Garden
- Modern Kitchen/Diner
- EPC E



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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Hallway

13'10" x 3'1" (4.22m x 0.94m)

Lounge

10'9" + bay x 10'7" (3.28m + bay x 3.23m)



Kitchen/Diner

16'8" x 10'8" (5.08m x 3.25m)



Landing

Bedroom One

10'10" + bay x 10'7" (3.30m + bay x 3.23m)



Bedroom Two

10'8" x 10'7" (3.25m x 3.23m)



Bedroom Three

6'11" x 6'11" (2.11m x 2.11m)



Rear Aspect



Bathroom

6'10 x 6'1" (2.08m x 1.85m)



Garden



Front Aspect

Plot



Additional Info

Council Tax Band: C

EPC: E* - improvements have been made since this was carried out
Heating: Electric panel heaters
Services: Mains electricity, water and drainage
Broadband: Superfast (up to 80mbps)
Mobile Coverage: Indoor - Limited / Outdoor - Likely
Construction: Cavity wall
Restrictions: None
Rights & Easements: None
Flood Risk: Surface Water - Low / Rivers & Sea - Very Low
Additional Charges: None
Seller's Position: No onward chain
Garden Facing: SW

Agents Note Sales

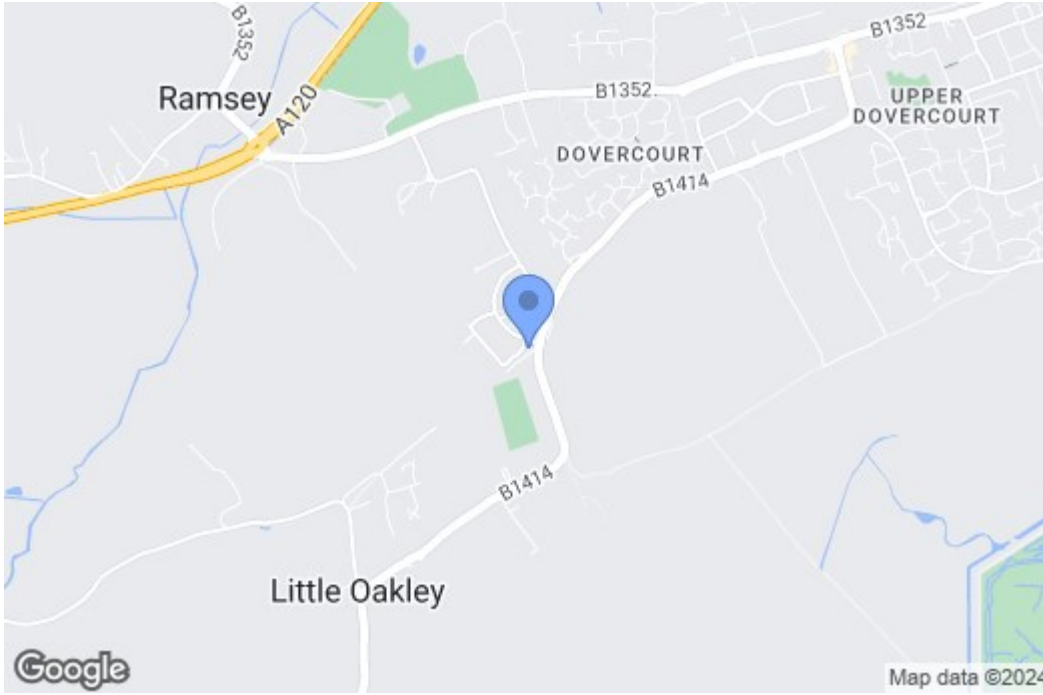
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

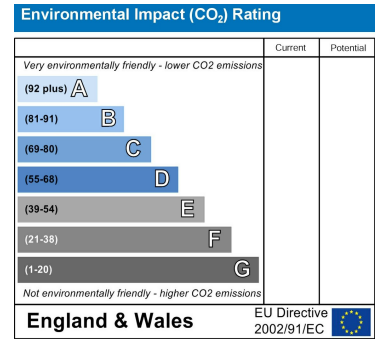
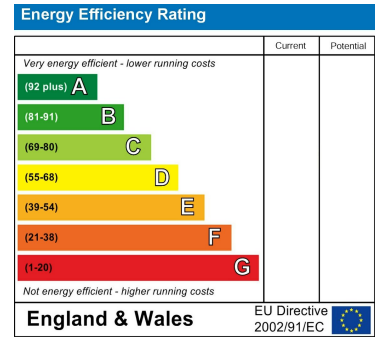
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



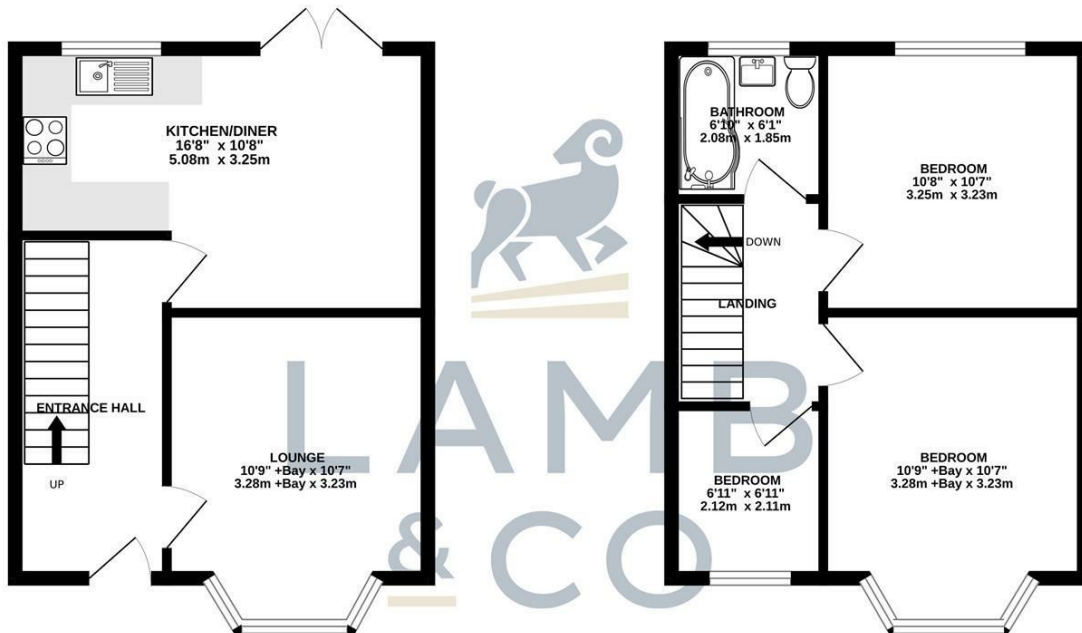
EPC Graphs



Floorplan

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 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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