



LAMB & CO

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Inspired by property, driven by passion.



## HIGH STREET, HARWICH, CO12 3LF PRICE £230,000

Located close to local amenities, this home ensures you're never far from shops, restaurants, and essential services. Additionally, the proximity to the seafront means you can enjoy scenic walks and fresh coastal air, making it the perfect location for beach lovers. This property combines generous space, convenience, and a low-maintenance lifestyle, making it a must-see for anyone looking to enjoy the best of coastal living. Sold with no onward chain.

- Three Bedrooms
- Close To Sea Front
- Close To Local Amenities
- Basement
- No Onward Chain
- EPC- TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### LOUNGE/DINER

25'6 x 12'1 (7.77m x 3.68m)

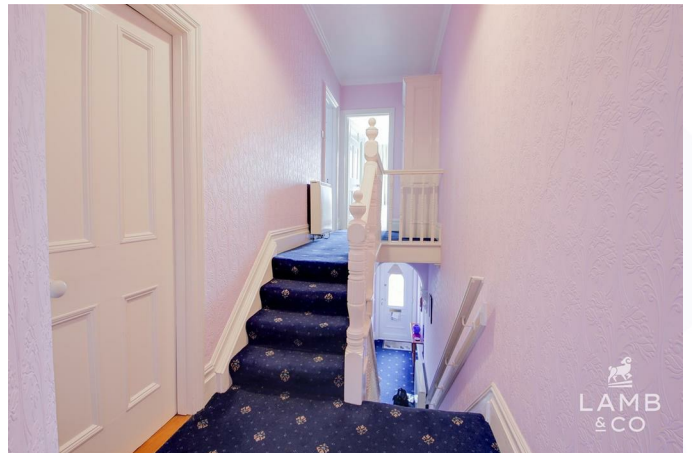


### KITCHEN/BREAKFAST ROOM

25'2 x 8'6 (7.67m x 2.59m)

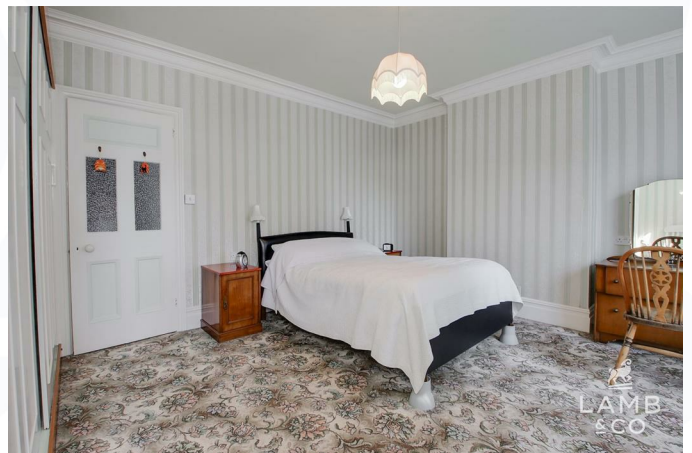


### FIRST FLOOR



### BEDROOM ONE

15'0 x 14'10 (4.57m x 4.52m)



## BEDROOM TWO

12'4 x 9'6 (3.76m x 2.90m)



## BASEMENT

27'0 x 14'9 (8.23m x 4.50m)



## WC

### SHOWER ROOM

7'9 x 6'1 (2.36m x 1.85m)



## OUTSIDE

### OUTSIDE REAR



## BEDROOM THREE

11'1 x 9'9 (3.38m x 2.97m)



### 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 Info**

Council Tax Band: C

Heating: Electric

Services:

Broadband:

Mobile Coverage:

Construction:

Restrictions:

Rights & Easements:

Flood Risk:

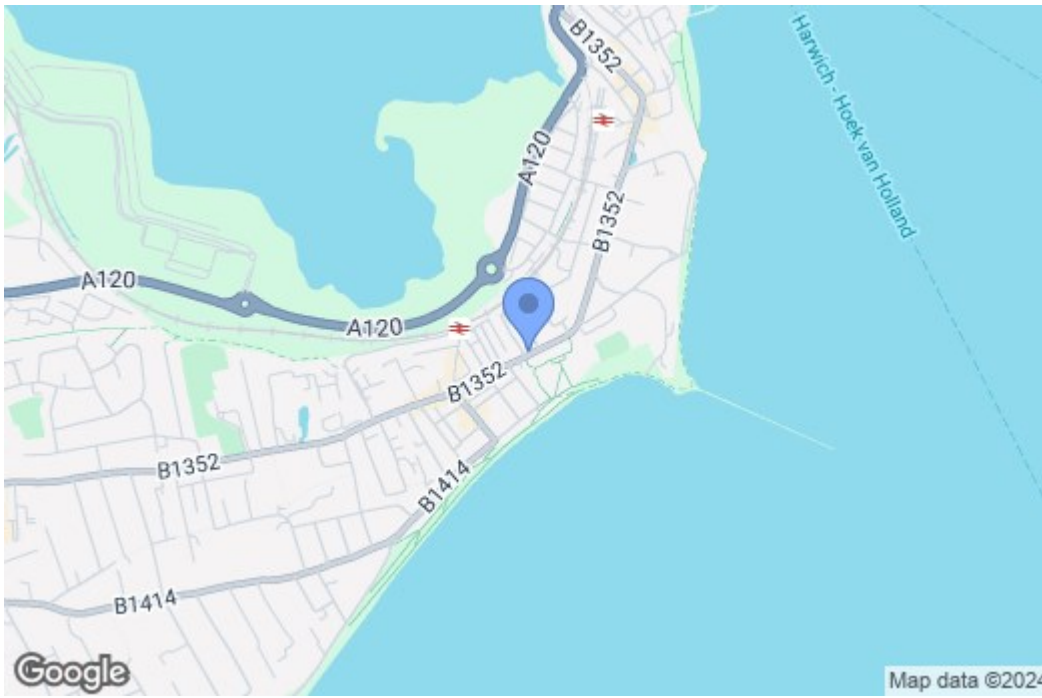
Additional Charges:

Seller's Position: No onward chain

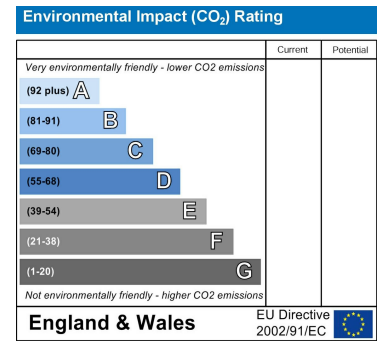
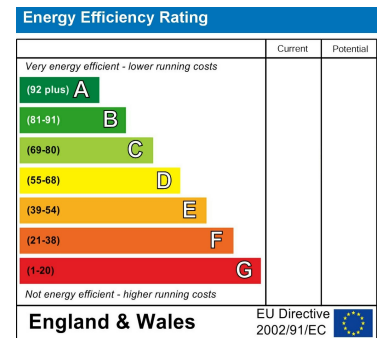
Garden Facing:



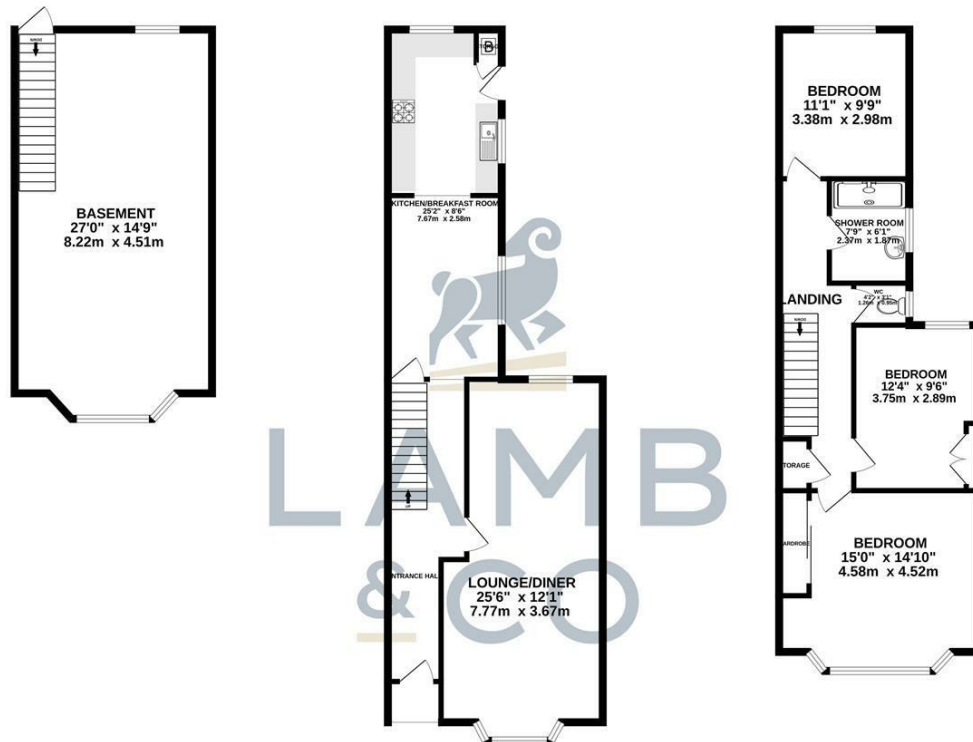
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 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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