



LAMB & CO

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Inspired by property, driven by passion.



## QUEEN STREET, HARWICH, CO12 5AS

£390,000

A charming semi-detached cottage in a peaceful village, offering off-road parking and character features. Inside, enjoy ample living space with a cosy living room, a separate dining room, and a snug. The property also includes a handy boot room and a ground floor WC for added convenience.

- Three Bedrooms
- Two Reception Rooms & Snug
- Off Road Parking & Garage
- Ground Floor WC & Boot Room
- Character Features
- EPC-TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH



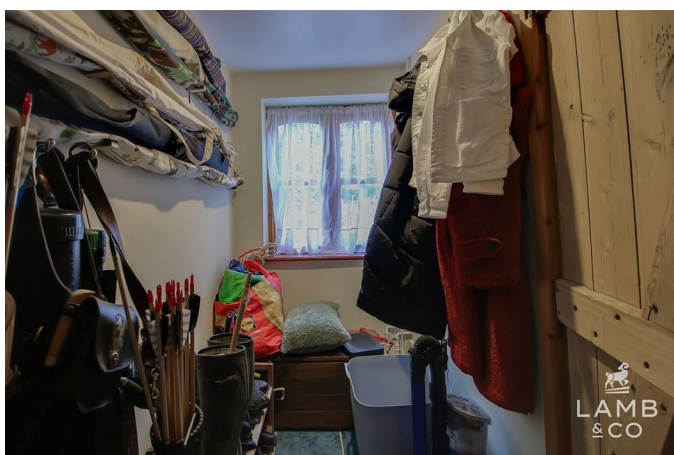
## LOUNGE

14x13'10" (4.27mx4.22m)



## BOOT ROOM

6'6" x 3'9" (1.98m x 1.14m)



## DINING ROOM

12'6" x 12'6" (3.81m x 3.81m)



## KITCHEN

11'7" x 7'4" (3.53m x 2.24m)



## INNER HALL

### SNUG

12'x8'7" (3.66mx2.62m)



## BEDROOM ONE

12'2" x 12'1" (3.71m x 3.68m)



## LANDING



## BEDROOM TWO

10'6" x 7'3" (3.20m x 2.21m)



## BEDROOM THREE

9'2" x 8'4" (2.79m x 2.54m)



## BATHROOM

7'10" x 5'7" (2.39m x 1.70m)



## WC



## OUTSIDE REAR



## REAR PARKING



### Additional Info

Council Tax Band: C

Heating: Oil

Services: Mains

Broadband: Ultrafast full fibre

Mobile Coverage: EE, O2 limited

Construction: Conventional

Restrictions: Conservation area

Rights & Easements: N/A

Flood Risk: Very low

Additional Charges: N/A

Seller's Position: Needs to Find

Garden Facing: South East

### 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.

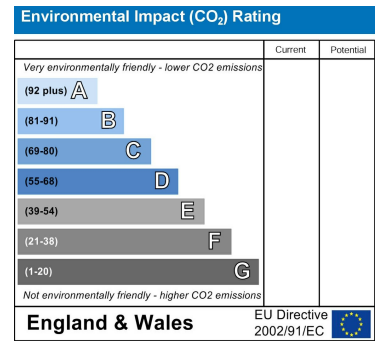
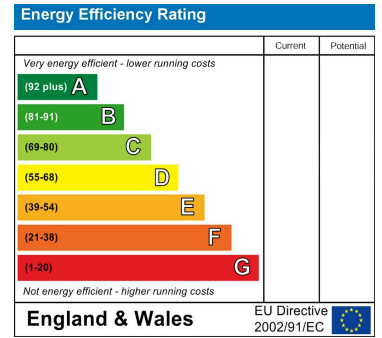
### AML

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.

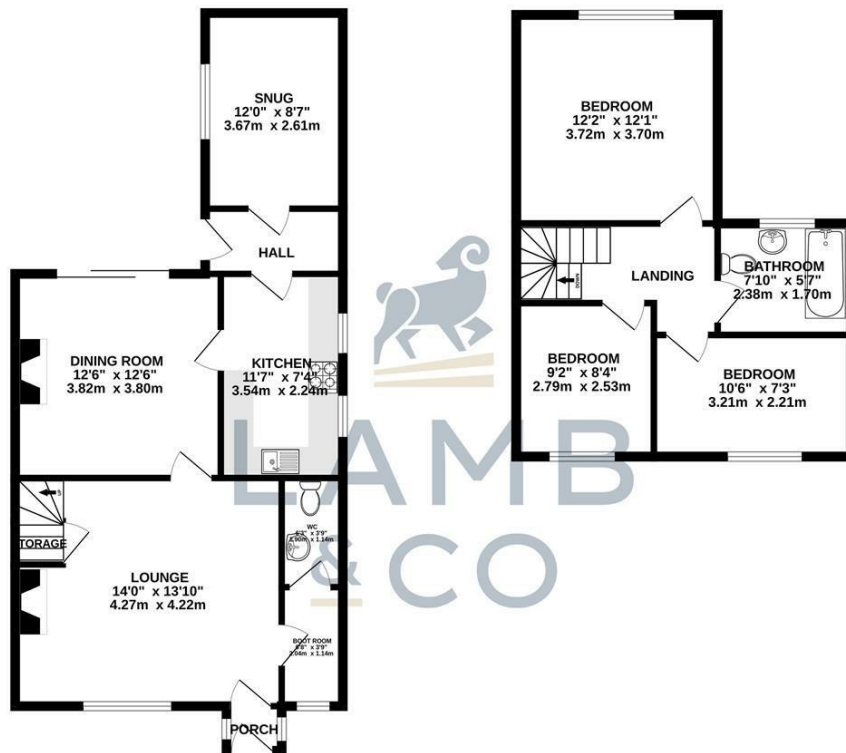
# Map



# EPC Graphs



# Floorplan



TOTAL FLOOR AREA: 1098 sq ft. (102.0 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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