



LAMB & CO

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## LEE ROAD, HARWICH, CO12 3SJ PRICE £205,000

Located just 100 yards from Dovercourt's award winning beaches, this bay fronted terrace house provides two reception areas and two bedrooms plus first floor shower room. The property is well presented throughout and boasts a low maintenance garden.

- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- 100 YARDS TO BEACH
- UTILITY ROOM
- FIRST FLOOR SHOWER ROOM
- TWO RECEPTION AREAS
- GOOD DECORATIVE ORDER
- EPC D



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## Heading 1

Accommodation comprises with approximate room sizes as follows:

Entrance door to accomo:

### ENTRANCE HALL:

### LIVING ROOM:

10'11" x 10'7" (3.33m x 3.23m)

### DINING ROOM:

11'0 x 10'7" (3.35m x 3.23m)

### KITCHEN:

9'11" x 8'2 (3.02m x 2.49m)

### UTILITY ROOM:

8'2" x 5'9" (2.49m x 1.75m)

### FIRST FLOOR - LANDING:

### BEDROOM ONE:

12'6" x 10'10" (3.81m x 3.30m)

### BEDROOM TWO:

11'1" x 10'8" (3.38m x 3.25m)

### SHOWER ROOM:

11'2" x 10'8" (3.40m x 3.25m)

### OUTSIDE:

#### FRONT:

#### REAR:

### ADDITIONAL INFORMATION

Council Tax Band: B

Heating: Gas central heating

Seller's Position: Needs to find.

### AGENTS NOTE

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

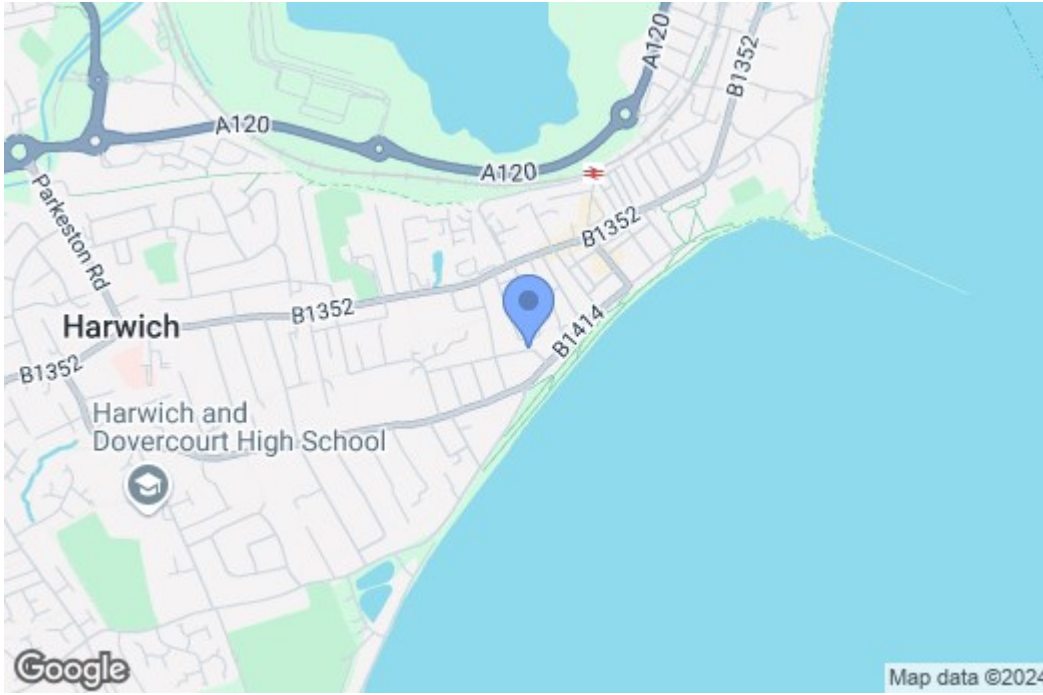
themselves of their condition before entering into any Legal Contract.

### ANTI-MONEY LAUNDERING COMPLIANCE

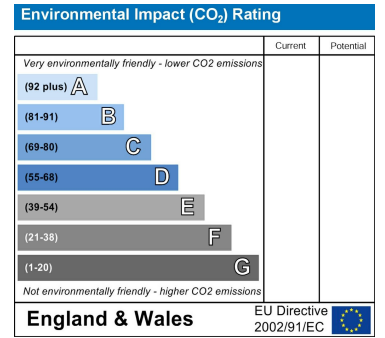
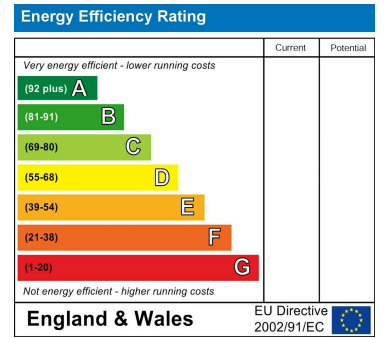
#### ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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: 884 sq ft (82.1 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 for 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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