



LAMB & CO

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ORCHARD CLOSE, HARWICH, CO12 4EF PRICE £425,000

Introducing 'Orchard Gardens'.. This impressive new development of just nine detached properties finished to an excellent specification by NFC Homes. The cul-de-sac is located off of the sought after Fronks Road, one of the areas most desirable streets within easy reach of the town centre and seafront. Please note - some internal photos are from a different house type, representative of finish only.

- Three Bedroom Detached Bungalow
- Garage & Parking
- 10 Year Structural Warranty
- Boutique Development
- Open Plan Living
- Ready to Move In
- En-Suite to Master
- 979 Sq Ft



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Plots 6 & 8 - The Meridian

The Meridian is a spacious three bedroom detached bungalow with attached garage and driveway. The property offers open plan kitchen/dining/living area overlooking the garden, three bedrooms with an en-suite to the master and a separate bathroom.

Getting here - Use post code CO12 4EF |
What3Words - ///highly.riot.puddles
Postal Address - 8 Orchard Close, Dovercourt,
Harwich, Essex, CO12 4SA

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall

Kitchen/Dining/Living

277 x 15'3 (84.43m x 4.65m)

Master Bedroom

11'5 x 11' (3.48m x 3.35m)

En-Suite

8' x 3'11 (2.44m x 1.19m)

Bedroom Two

12'4 x 11' (3.76m x 3.35m)

Bedroom Three

10'11 x 7'6 (3.33m x 2.29m)

Bathroom

8'2 x 6'6 (2.49m x 1.98m)

Outside

Front

Rear

The Site



Additional Info

Council Tax Band: TBC

Heating: Gas central heating

Services: Mains electricity, gas, water and sewer

Broadband: Ultrafast fibre (up to 1100mbps)

Mobile Coverage: Likely (all networks)

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Very low

Private Development: Purchasers will be appointed as directors upon completion

Seller's Position: New Build - no onward chain

Garden Facing: South East

Warranty: 10 year BuildZone Structural Warranty

Timing: Completion from October 2024

Reservation Fees: £1,000 reservation fee required (deducted from final purchase price)

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

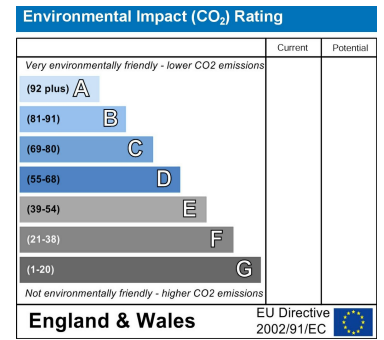
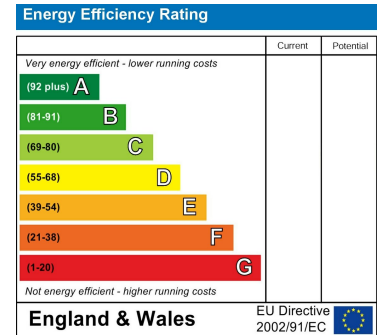
documentation once entering into negotiations for a property.



Map

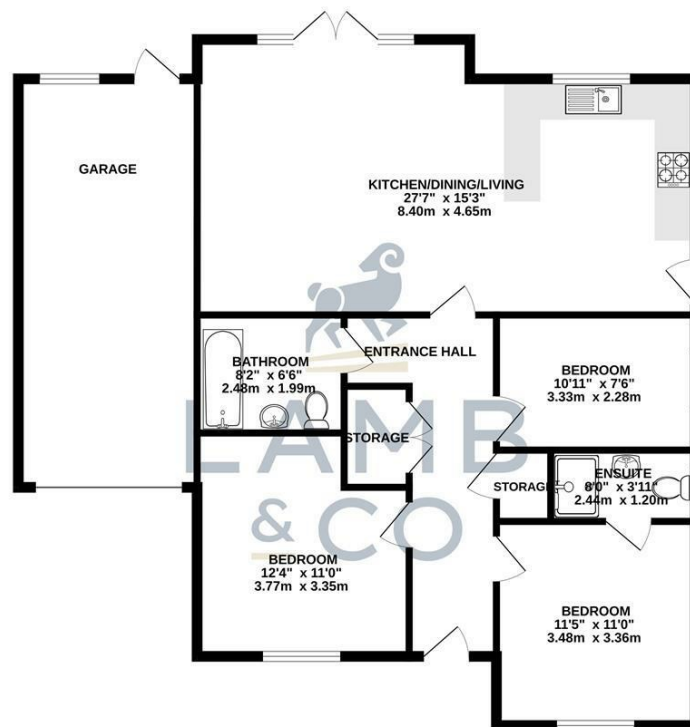


EPC Graphs



Floorplan

GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 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.
Made with Mermap 2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.