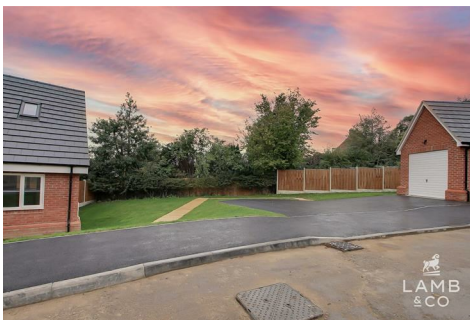




LAMB & CO

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Inspired by property, driven by passion.



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

**** BUILD COMPLETE **** 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 - internal photos are from a different house type, representative of finish only.

- Three Bedroom Detached House
- Garage & Parking
- 10 Year Structural Warranty
- Boutique Development
- Ground Floor Master Bedroom
- Ready to Move In
- Generous Plot
- 1377 Sq Ft



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Plot 2 - The Bramley

The Bramley is a versatile three bedroom detached house with a garage and generous driveway plus South facing garden. The property offers spacious ground floor accommodation with open plan kitchen and living area plus a WC and ground floor bedroom with en-suite. The first floor offers two further bedrooms, a family bathroom and handy eaves storage.

Getting here - Use post code CO12 4EF |
What3Words - ///highly.riot.puddles
Postal Address - 2 Orchard Close, Dovercourt,
Harwich, Essex, CO12 4SA

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall

Kitchen/Dining/Living

27'6 x 16'1 max (8.38m x 4.90m max)

Kitchen Area

WC

4'9 x 4'2 (1.45m x 1.27m)

Master Bedroom

15'9 x 10'3 (4.80m x 3.12m)

En-Suite

9'5 x 4'9 (2.87m x 1.45m)

First Floor

Landing

Bedroom Two

16'1 x 14'11 (4.90m x 4.55m)

Bedroom Three

16'1 x 12'8 (4.90m x 3.86m)

Family Bathroom

10'3 x 10 (3.12m x 3.05m)

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

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

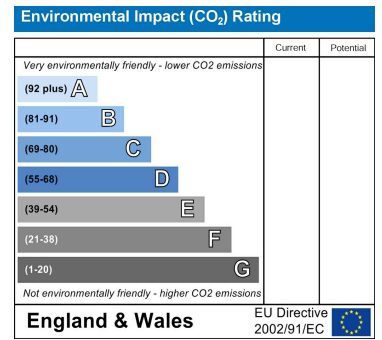
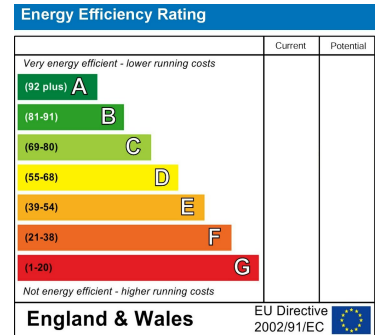
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



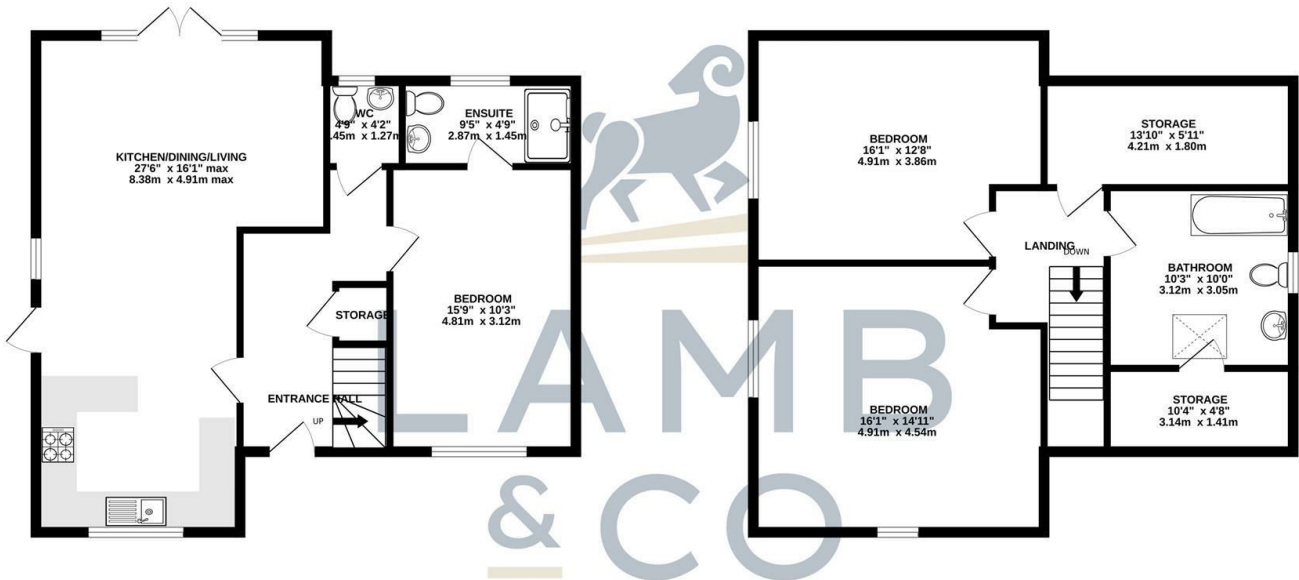
EPC Graphs



Floorplan

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1377sq.ft. (127.9 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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