



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



HIGHFIELD AVENUE, HARWICH, CO12 4DR

PRICE £315,000

Perfectly positioned for beach walks, local amenities, and transport links, this well presented three bedroom home is ideal for families or those seeking a peaceful seaside retreat. The property features a spacious lounge, modern kitchen/diner and two generously sized bedrooms with fitted wardrobes. Outside, you'll find a private garden and a detached garage.

- Three Bedrooms
- Well Presented Throughout
- Garage
- Fitted Wardrobes
- Close To Seafront
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL



LOUNGE

13'3" x 11'5" (4.04m x 3.48m)



W/C



KITCHEN/DINING ROOM

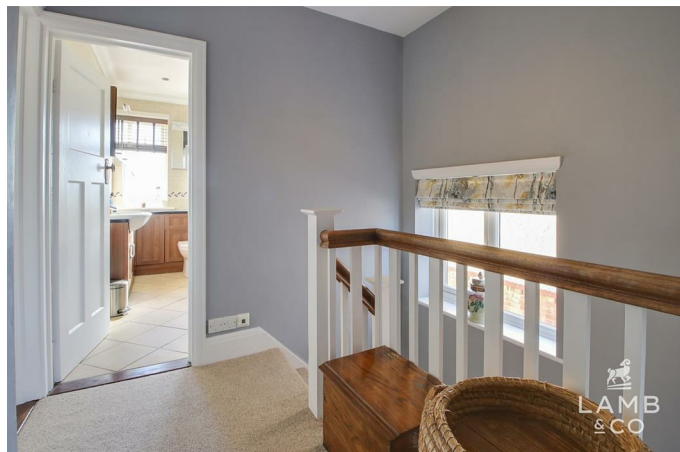
19'8" x 13'4" (5.99m x 4.06m)



KITCHEN AREA



LANDING



BEDROOM ONE

13'2" x 9'8" (4.01m x 2.95m)



BATHROOM

9'5" x 8'0" (2.87m x 2.44m)



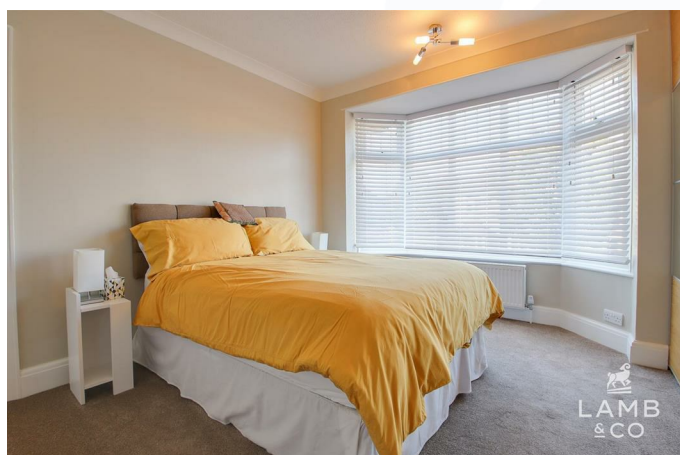
BEDROOM THREE

7'5" x 7'5" (2.26m x 2.26m)



BEDROOM TWO

12'9" x 9'3" (3.89m x 2.82m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information

Council Tax Band: C

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: Three, O2, Vodafone & EE

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

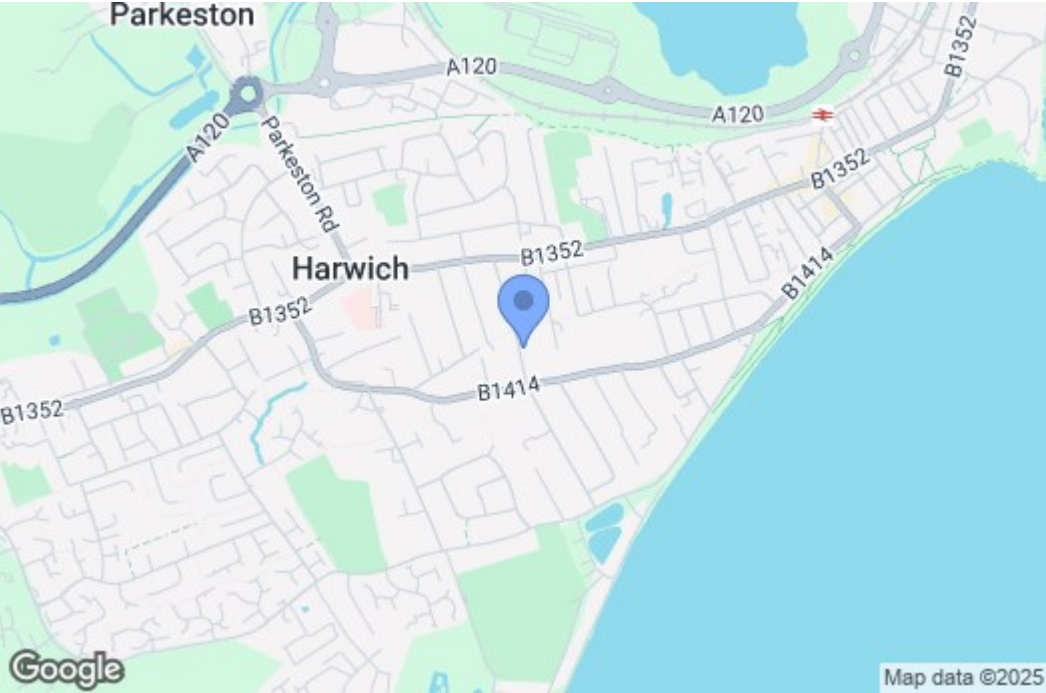
Flood Risk: Surface water: Very low - Rivers & sea: Very low

Additional Charges: N/A

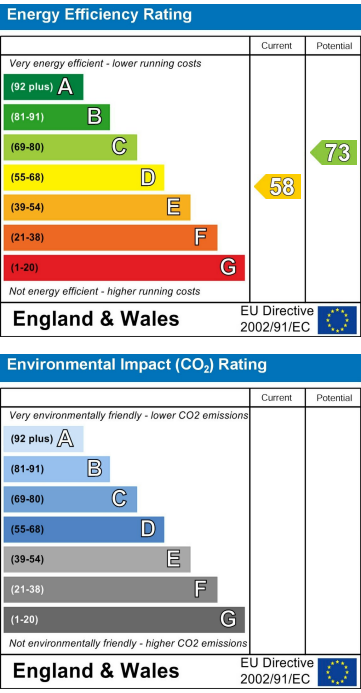
Seller's Position: Complete chain

Garden Facing: East

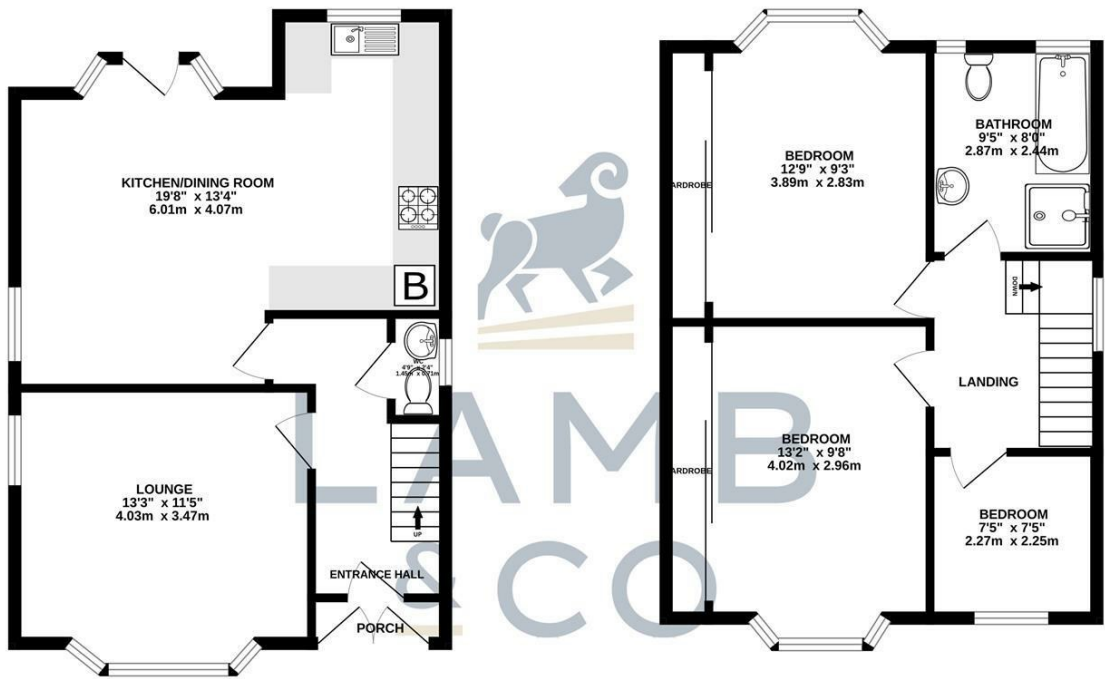
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.