



LAMB & CO

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



CLAYTON ROAD, HARWICH, CO12 4TH

PRICE £200,000

This well-presented three-bedroom terraced house in Harwich offers a fantastic opportunity for first-time buyers or young families. The property has been well maintained throughout, providing a comfortable and welcoming home ready to move straight into.

- Three Bedrooms
- Well Presented
- Residents Off Road Parking
- Ample Storage Space
- Ideal First Time Buy
- EPC - C

ENTRANCE HALL

W.C

6'00" 3'00" (1.83m 0.91m)

KITCHEN/DINING ROOM

13'3" 11'4" (4.04m 3.45m)



LOUNGE

13'3" 11'9" (4.04m 3.58m)



LEAN TOO

7'00" 6'6" (2.13m 1.98m)

BATHROOM

6'6" 5'5" (1.98m 1.65m)



BEDROOM TWO

11'4" 10'7" (3.45m 3.23m)



BEDROOM ONE

13'6" 12'00" (4.11m 3.66m)



BEDROOM THREE

9'00" 9'00" (2.74m 2.74m)



documentation once entering into negotiations for a property.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: South

OUTSIDE

OUTSIDE REAR



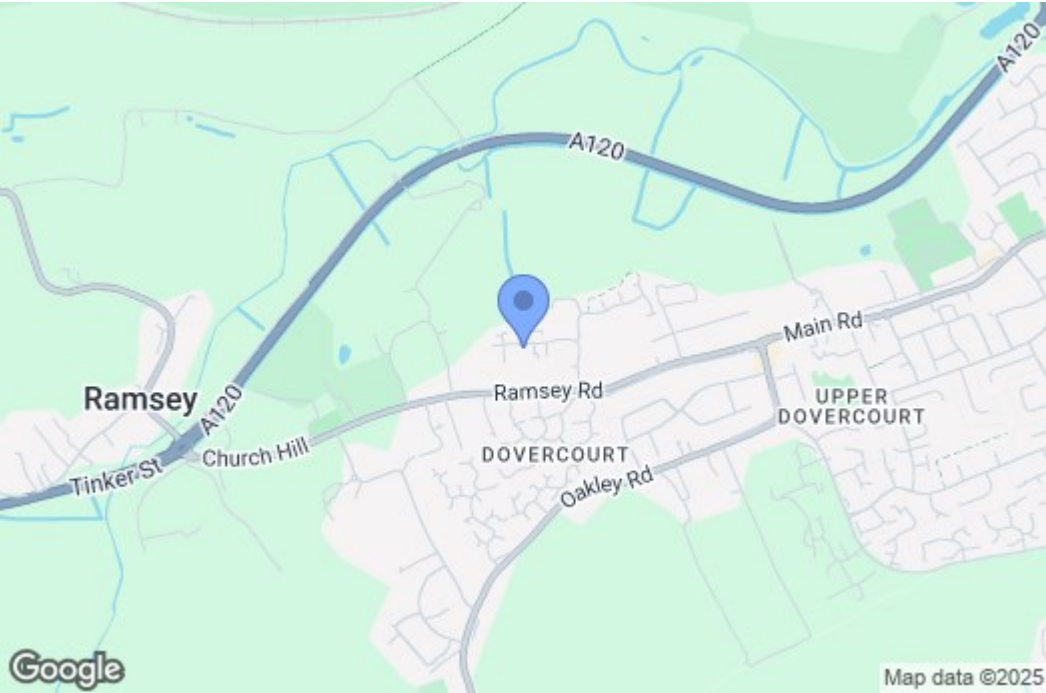
Agents Note Sales

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

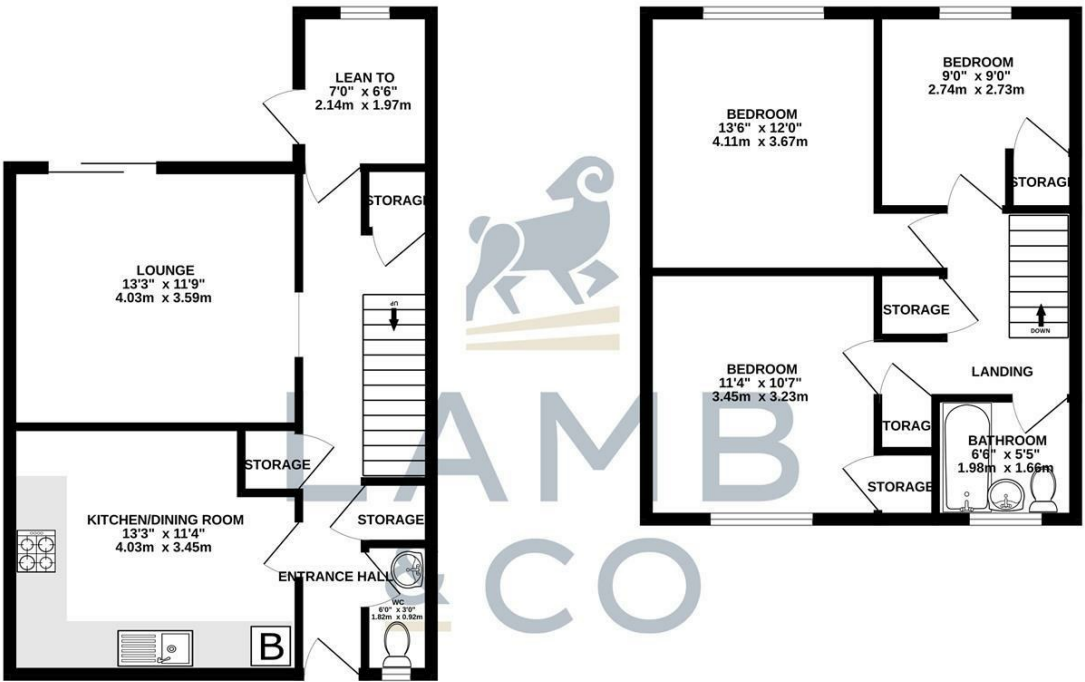
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 946 sq.ft. (87.8 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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