



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 SqFt

## 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

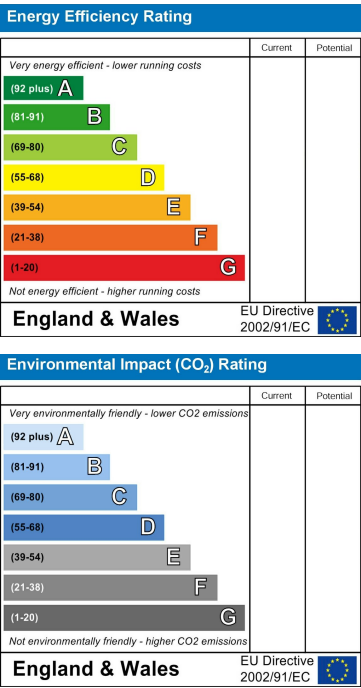
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



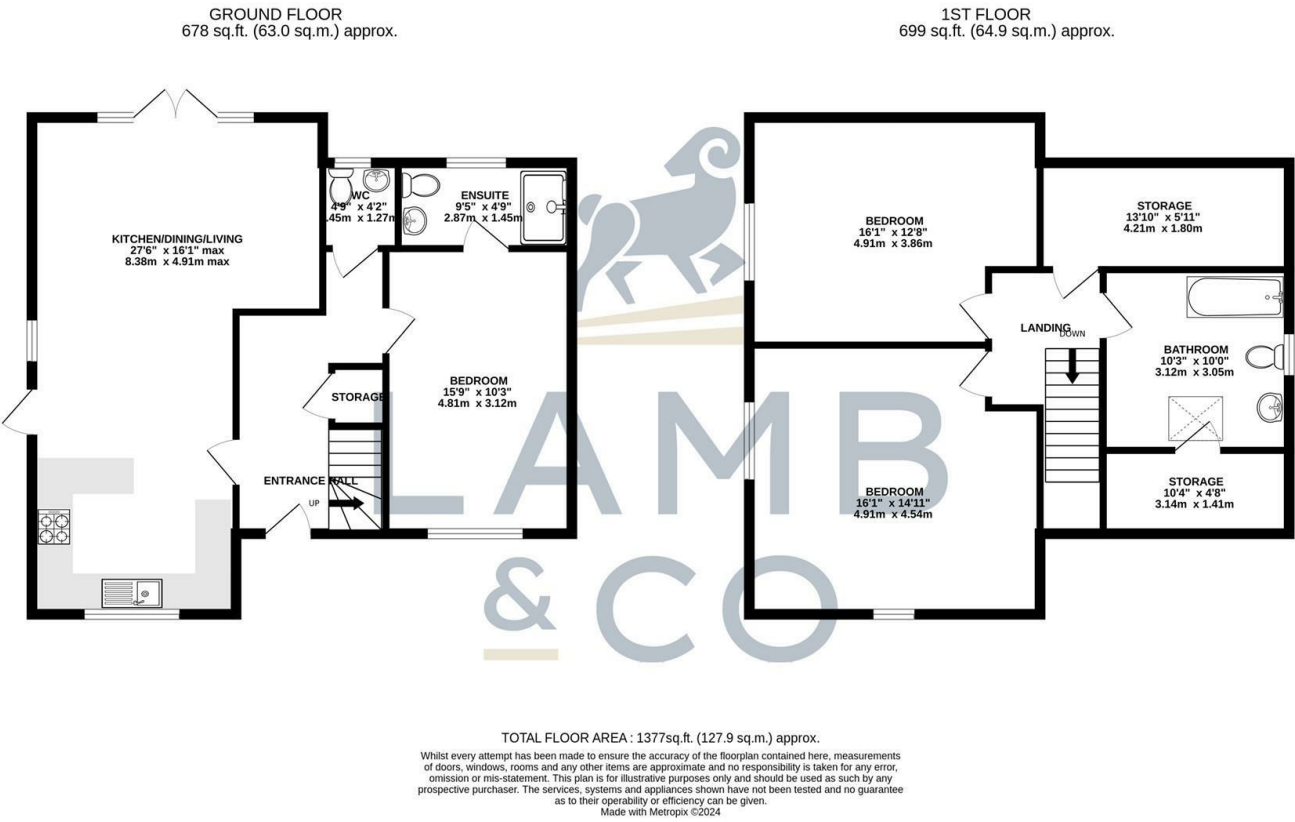
Map



EPC Graphs



Floorplan



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.