



LAMB & CO

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Inspired by property, driven by passion.



ORCHARD LANE, HARWICH, CO12 4EF PRICE £325,000

Welcome to 'Orchard Lane' a collection of just five, Two and Three bedroom Detached Bungalows. situated in a peaceful cul-de-sac off the sought after 'Fronks Road'. The properties are finished to a high specification and include carpets, flooring and turf - Ready to move in Spring 2025.

- Two Bedroom Detached Bungalow
- Cul-De-Sac
- 10 Year Structural warranty
- Driveway Parking
- New Home
- April 2025 Completion



Sales | Lettings | Commercial | Land & New Homes
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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

14'8" x 9'9" (4.47m x 2.97m)

LOUNGE

15'8" x 12'5" (4.78m x 3.78m)

BEDROOM ONE

11'6" x 9'2" (3.51m x 2.79m)

BEDROOM TWO

10'5" x 8'0" (3.18m x 2.44m)

BATHROOM

6'9" x 6'2" (2.06m x 1.88m)

FRONT ASPECT

REAR ASPECT

GARDEN

Material Information

Council Tax Band: TBC

Heating: Gas

Services: Mains

Broadband: Ultrafast Fibre

Mobile Coverage: Likely (all networks)

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very Low

Additional Charges: TBC

Seller's Position: No Onward Chain

Garden Facing: North

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,

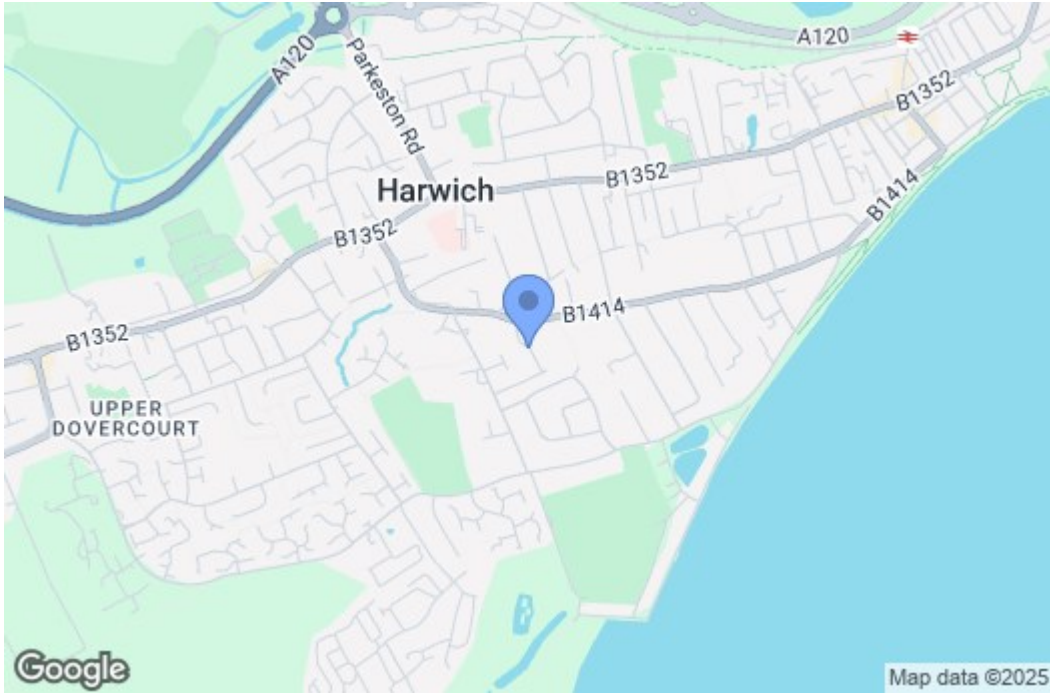
however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

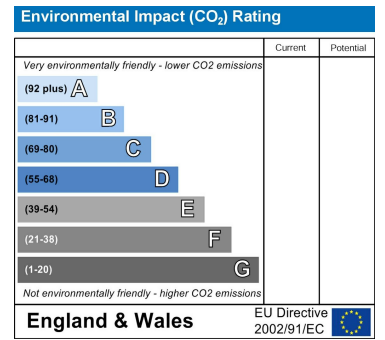
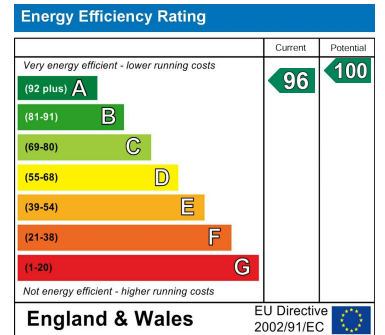
ANTI-MONEY LAUNDERING REGULATIONS 2017

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

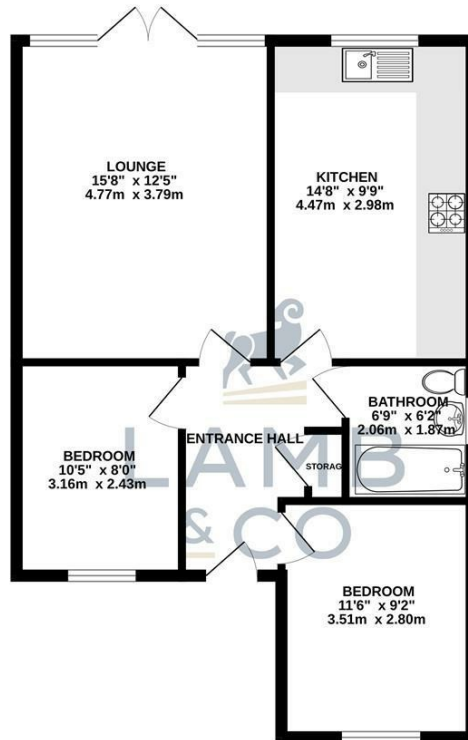
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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 Metropix C2025

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.