



LAMB & CO

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Inspired by **property**, driven by **passion**.



THE FERNS, HARWICH, CO12 3BP

PRICES FROM £250,000

'The Ferns' a brand-new development of 13 beautifully designed homes, offering a choice of Two, Three & Four-bedroom properties with prices starting from £250,000.

Situated in a convenient location close to local shops and Harwich train station, The Ferns is perfect for first-time buyers, growing families, or commuters seeking modern living with excellent amenities on the doorstep.

Each home is built to a high standard with thoughtfully designed layouts, contemporary finishes, and energy-efficient features – combining comfort, style, and practicality in a welcoming community setting.

- Three Bedroom End of Terrace House
- Family Homes
- 13 Plots Available
- Completion for early 2026
- Close to Amenities
- EPC TBC

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/DINING

W.C

LANDING

LIVING ROOM

BEDROOM

BATHROOM

LANDING

BEDROOM

BEDROOM

GARDEN

REAR ASPECT

FRONT ASPECT

MATERIAL INFO

Council Tax Band: TBC

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - Likely

EE - Limited

Three - Likely

Vodafone - Likely

Construction: Conventional

Restrictions:

Rights & Easements:

Flood Risk: N/A

Rivers & Sea - High

Surface Water - Low

Additional Charges:

Seller's Position: No onward chain

Garden Facing: East

Non-Standard Features to note: N/A

AGENT NOTE

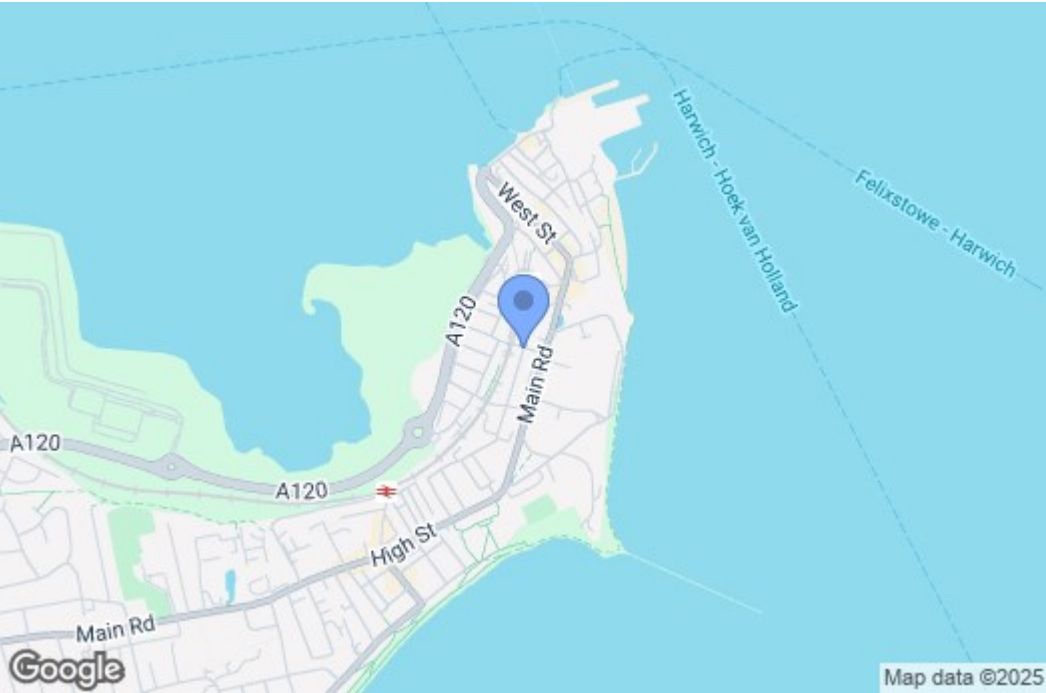
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI MONEY LAUNDERING

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.