LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.

WISTERIA WAY, HARWICH, CO12 4RP

PRICES FROM £390,000

Wisteria Way is an exclusive new development in the charming coastal town of Dovercourt, Harwich. This thoughtfully designed collection features a mixture of two, three, and four-bedroom homes, perfect for first-time buyers, growing families, and those looking to settle into a modern coastal lifestyle.

With five distinctive house types to choose from, each home combines contemporary design with practical living. Every property comes fully equipped with integrated appliances and two allocated parking spaces as standard, ensuring comfort and convenience from the day you move in.

- Four bedroom detached house
- *PURCHASE WITH JUST A 5% DEPOSIT*
- integrated appliances included
- Two allocated parking spaces
- Separate utility room
- EV charging port

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/LIVING

27'2" x 12'1" (8.30 x 3.69)

UTILITY

9'3" x 6'5" (2.82 x 1.97)

DINING ROOM

13'11" x 9'8" (4.26 x 2.95)

STUDY

9'9" x 7'8" (2.99 x 2.36)

WC

5'10" x 2'11" (1.80 x 0.90)

LANDING

BEDROOM ONE

13'0" x 9'9" (3.97 x 2.99)

ENSUITE

6'11" x 4'7" (2.13 x 1.40)

BEDROOM TWO

13'0" x 9'9" (3.97 x 2.98)

BEDROOM THREE

14'3" x 9'8" (4.35 x 2.95)

BEDROOM FOUR

11'9" x 9'8" (3.59 x 2.95)

BATHROOM

6'11" x 6'11" (2.11 x 2.11)

FRONT ASPECT

Material Information

Council Tax Band: TBC
Heating: Air source heat pump
Services:
Broadband: Ultrafast Fibre
Mobile Coverage:
Vodaphone-80%
EE-79%
O2-78%
Three-66%
Construction: Conventional
Restrictions:
Rights & Easements:
Flood Risk:
Rivers & Sea- Very low
Surface Water-Very low
Additional Charges: £230 P/A
Seller's Position: No onward chain
Garden Facing: North East

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

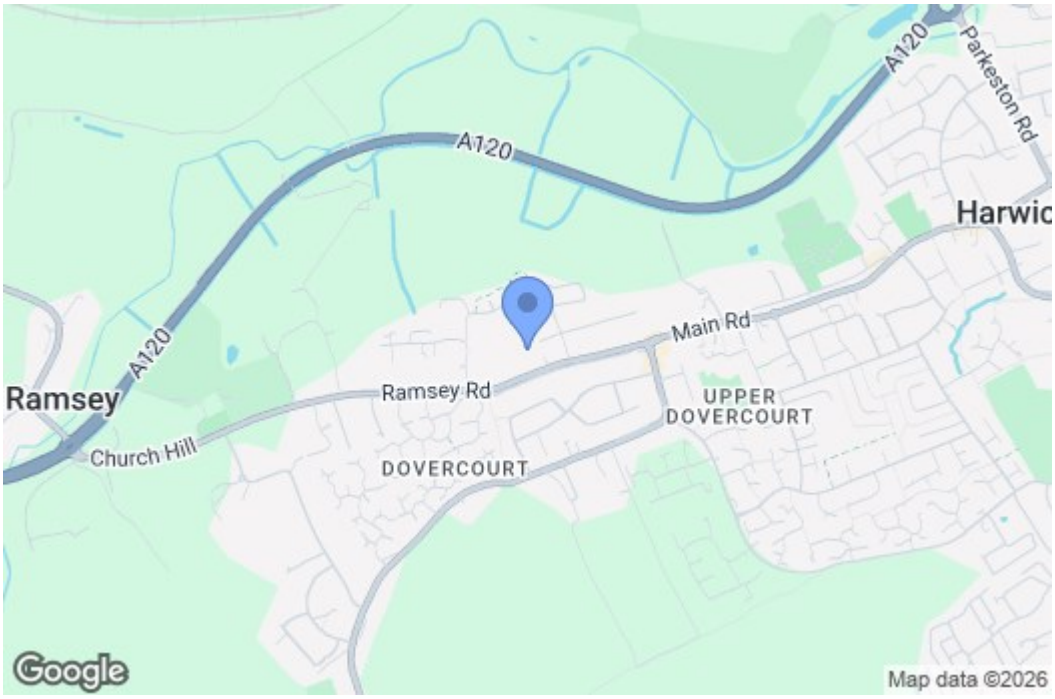
purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Ask Us About Our Low Deposit Mortgage Options

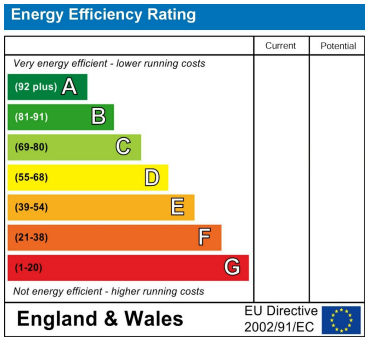
* Purchase with just a 5% deposit*
* Selected schemes accept builder deposit contributions*
* Up to 6x income available for eligible applicants*
* Long-term fixed rates available for added payment certainty
* Suitable for many first-time buyers and home movers
* Options available for a wider range of applicants than traditional lending criteria may allow

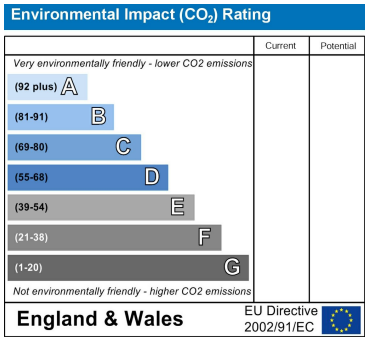
*Subject to lender criteria and status.

Map

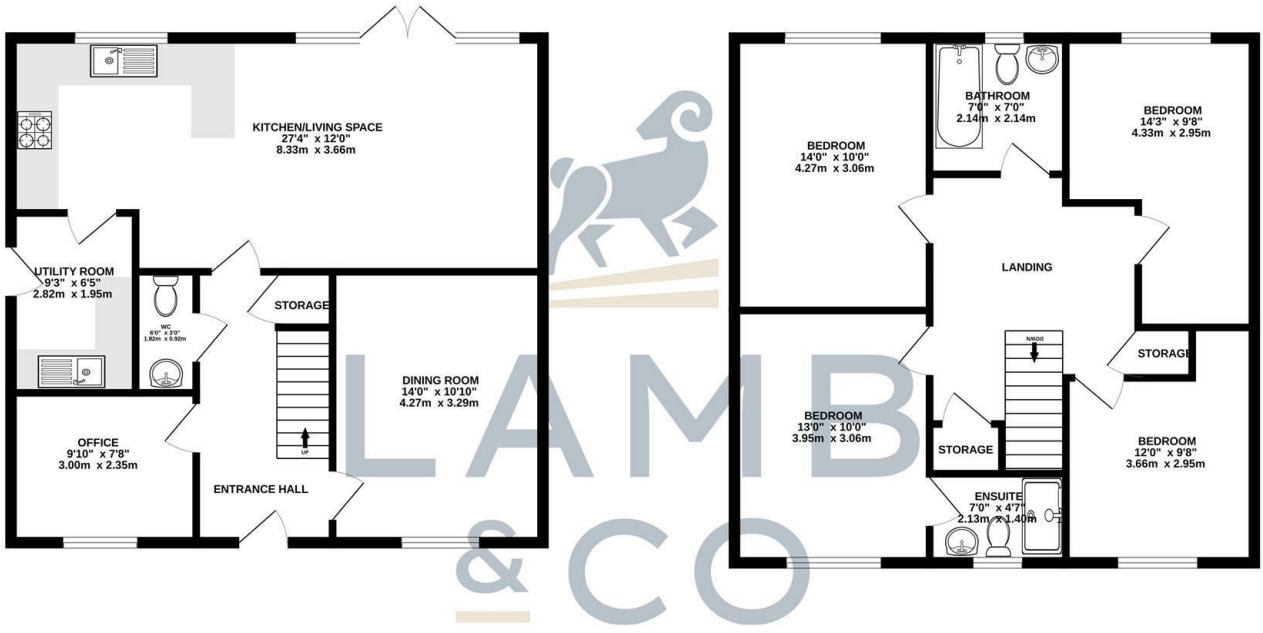


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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