LAMB & CO

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Inspired by property, driven by passion.









WISTERIA WAY, HARWICH, CO12 4RP

PRICE £239,999

Designed with modern lifestyles in mind, this contemporary home offers everything you need for easy, low-maintenance living. At its heart is a bright and spacious open-plan kitchen, dining, and living area – perfect for both everyday life and relaxed entertaining. Integrated appliances, including a fridge freezer, dishwasher and washing machine, come as standard at no extra cost, while a convenient ground floor cloakroom adds to the practical layout. French doors from the living space open directly onto the rear garden, filling the home with natural light and creating a seamless indoor-outdoor feel.

- Open Plan Kitchen/Living/Dining
- Downstairs Cloakroom
- Integrated Appliances
- Two Allocated Parking Spaces
- EV Charger
- Air Source Heat Pump

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTERANCE HALL

KITCHEN/LIVING/DINING

27'1" x 14'1" (8.26m x 4.29m)



WC

6'10" x 3'3" (2.08m x 0.99m)

LANDING

BEDROOM ONE

14'1" x 9'9" (4.29m x 2.97m)



BEDROOM TWO

14'2" x 10'8" (4.32m x 3.25m)

BATHROOM

7'3" x 6'8" (2.21m x 2.03m)



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: South West

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

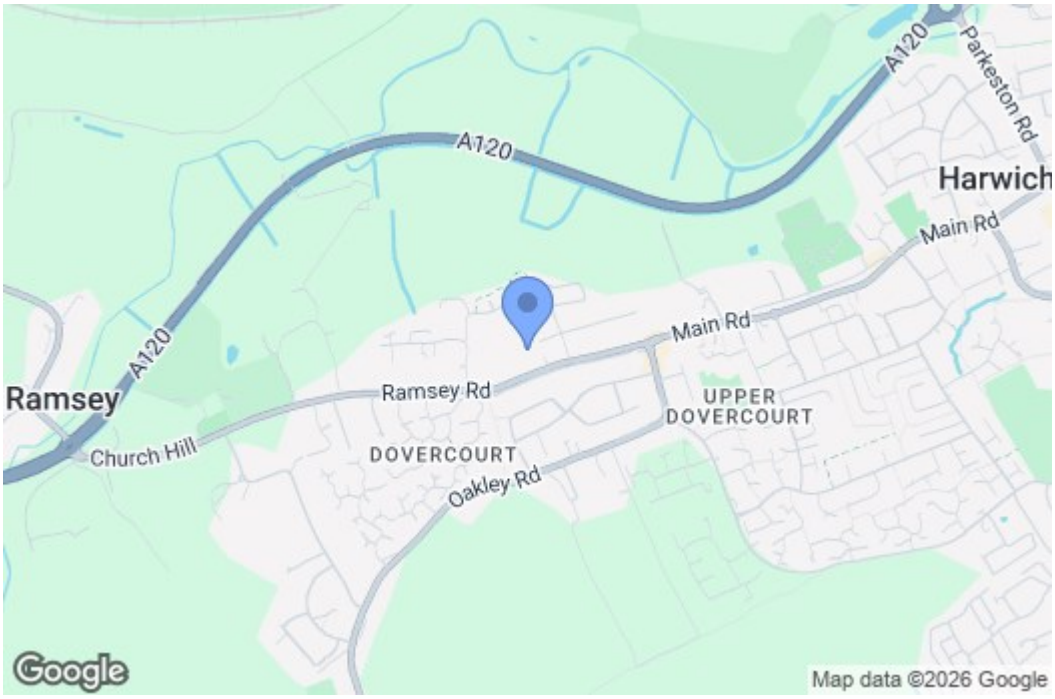
* Purchase with just a 5% deposit*
* Selected schemes accept builder deposit contributions*
* Up to 6x income available for eligible applicants*
* Long-term fixed rates available for added payment certainty
* Suitable for many first-time buyers and home movers
* Options available for a wider range of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

*Subject to lender criteria and status.

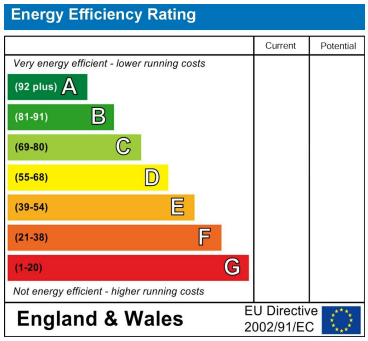
Part Exchnage

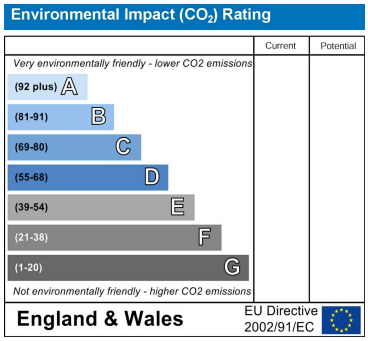
Looking to move but need to sell your existing home first? We can introduce you to Residential Property Partners to explore Part Exchange options, helping to make your move to Wisteria Way simpler and more straightforward. Ask us for further details to find out more.

Map

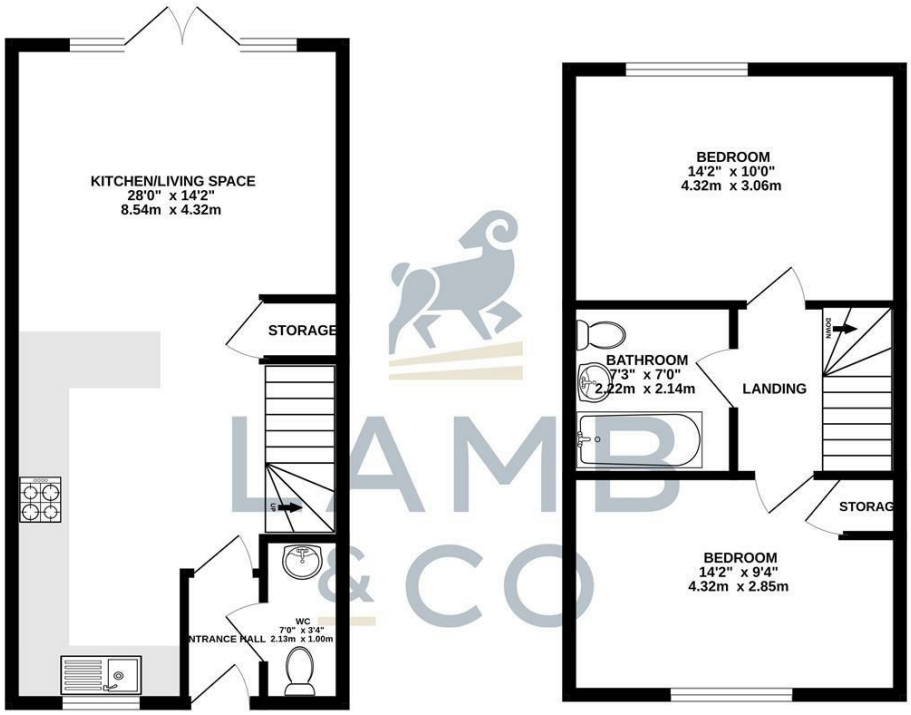


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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