



LAMB & CO

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Inspired by property, driven by passion.



## VALLEY ROAD, HARWICH, CO12 4RP OFFERS IN EXCESS OF £235,000

Extended family home in Dovercourt requiring some refurbishment. Deceptively spacious you have the benefit of hallway, large lounge, kitchen diner, utility area, four bedrooms, family bathroom and separate shower room, ample off-road parking and rear garden with seating area and lawn.

- Four Bedrooms
- Bathroom & Shower Room
- No Onward Chain
- Good Sized Garden
- Perfect Family Home
- EPC - D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance Hall

### LOUNGE

19'2 x 12'1 (5.84m x 3.68m)

### KITCHEN AREA

18 x 9'2 (5.49m x 2.79m)

### UTILITY AREA

7'3 x 6'2 (2.21m x 1.88m)

### DINING AREA

18 x 9'2 (5.49m x 2.79m)

accumulative measurements.

### BEDROOM ONE

10'8 x 10'3 (3.25m x 3.12m)

### BEDROOM TWO

9'4 x 9'9 (2.84m x 2.97m)

### BEDROOM THREE

9'2 x 10'3 (2.79m x 3.12m)

### BEDROOM FOUR

9'3 x 8'4 (2.82m x 2.54m)

### BATHROOM

6 x 4'6 (1.83m x 1.37m)

### SHOWER ROOM

6'3 x 4'10 (1.91m x 1.47m)

### OUTSIDE

### OUTSIDE REAR

### 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.

### Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - Yes

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

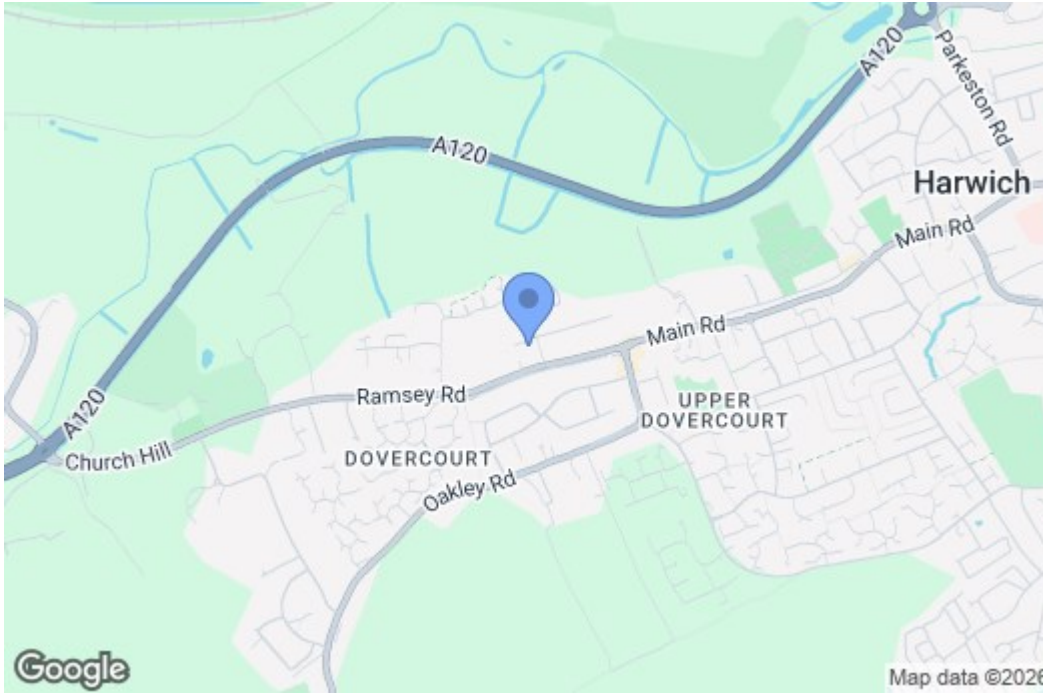
Additional Charges: No

Seller's Position: No Onward Chain

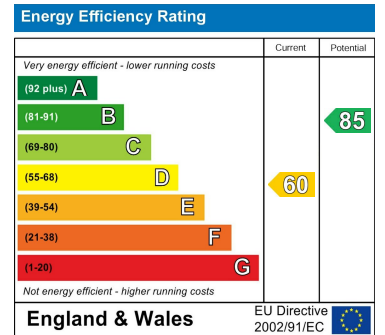
Garden Facing: South

Non-Standard Features to note: No

## Map



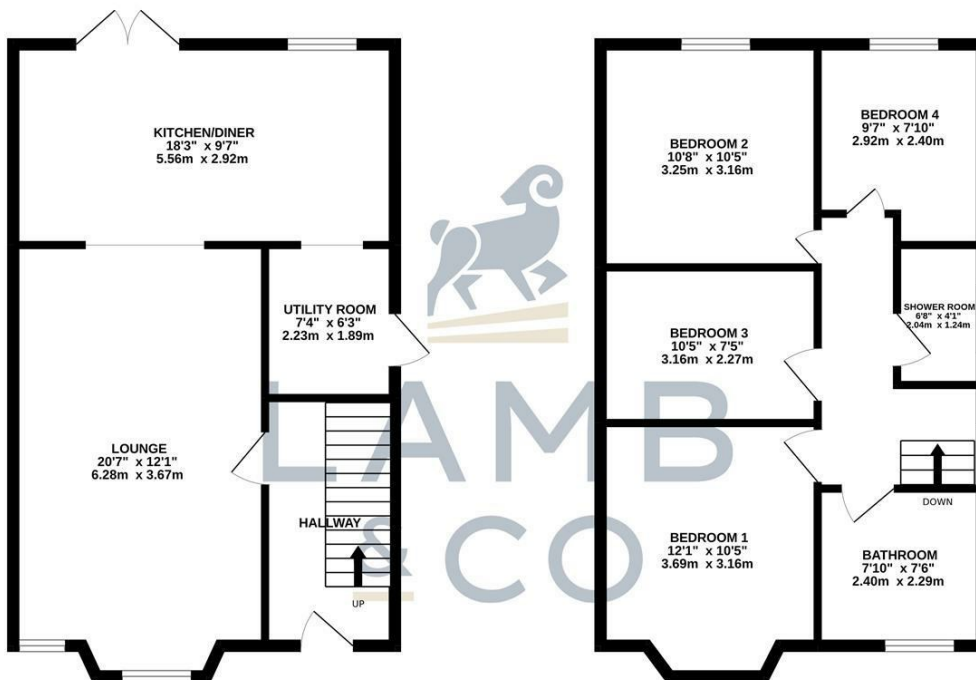
## EPC Graphs



## Floorplan

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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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