



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



EDWARD STREET, HARWICH, CO12 4PS

PRICE £300,000

Kiln Crescent, a new development in the heart of Harwich offering a stylish selection of two and three bedroom homes designed for modern living. Each home features spacious open-plan layouts, high-quality integrated appliances, and two private parking spaces per plot for added convenience.

With thoughtfully designed interiors and a focus on comfort and practicality, Kiln Crescent provides the perfect setting for first-time buyers, growing families, or those looking to downsize.

Personalise your new home with a choice of upgrade finishes, allowing you to create a space that truly reflects your style and discover modern coastal living with all the benefits of a brand-new, energy-efficient home. Now offering Part Exchange on selected plots.

- Three bedroom semi-detached house
- Four house types available
- integrated appliances included
- Two allocated parking spaces
- Open-Plan Kitchen/Living/Dining
- EV charging port

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/LIVING/DINING

17'2" x 9'4" (5.25 x 2.85)

WC

BEDROOM ONE

9'10" x 9'9" (3.02 x 2.98)

ENSUITE

BEDROOM TWO

11'0" 9'2" (3.36 2.81)

BEDROOM THREE

11'0" x 7'5" (3.36 x 2.27)

BATHROOM

FRONT ASPECT

Material Information

Council Tax Band: TBC

Heating: Air Source Heat Pump

Services:

Broadband: Ultrafast Fibre

Mobile Coverage:

Vodafone-80%

EE-79%

O2-78%

Three-66%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Surface Water- Very Low

Rivers & Sea-Very Low

Additional Charges: £328.31 P/A

Seller's Position: No onward chain- new build

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.

Map

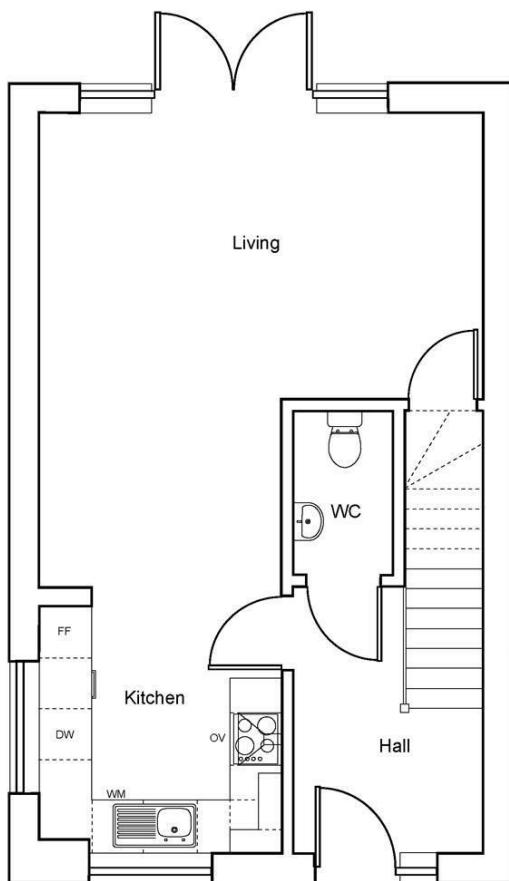


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



Una Road - Plot 1 - Ground Floor

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.