



LAMB & CO

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Inspired by property, driven by passion.



STATION LANE, HARWICH, CO12 3QL

OFFERS OVER £400,000

This beautifully presented four-bedroom townhouse offers generous living spaces across three floors, and beautiful river views. The ground floor features a double garage, a versatile office/fourth bedroom, a utility room, a shower room, and a bright, spacious conservatory. The first floor boasts a sizeable dining room, a well-appointed kitchen, a W/C, and a stunning living room with balcony views over the River Stour. The top floor hosts three well-proportioned bedrooms, each with its own en suite, while the primary bedroom enjoys the luxury of a private second balcony. A perfect blend of comfort, convenience, and breath-taking scenery.

- Four Bedrooms
- Three Ensuites
- Conservatory
- Two Balconies with River Views
- Double Garage & Off-Road Parking
- Utility Room
- Two Generous Reception Rooms
- EPC C
- Ground Floor WC

OUTSIDE FRONT
ENTRANCE HALL



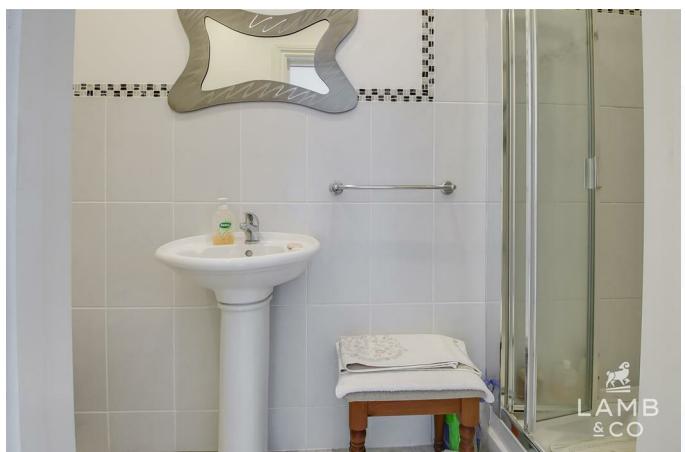
UTILITY ROOM
7'8" x 6' (2.34m x 1.83m)



DOUBLE GARAGE
OFFICE
10'x9'8" (3.05mx2.95m)



WC
7'9" x 3'9" (2.36m x 1.14m)



CONSERVATORY
23'1" x 10'1" (7.04m x 3.07m)



LOUNGE

18'5" x 17'3" (5.61m x 5.26m)



KITCHEN

10'4" x 7'10" (3.15m x 2.39m)



BALCONY



DINING ROOM

17'x14'1" (5.18mx4.29m)



WC

7'9" x 3'9" (2.36m x 1.14m)



LANDING



MASTER BEDROOM

18' x 17'5" (5.49m x 5.31m)



EN-SUITE

9'7" x 6' (2.92m x 1.83m)



BALCONY



BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m)



EN-SUITE

9'8" x 3'9" (2.95m x 1.14m)



BEDROOM THREE

10'7" x 8'7" (3.23m x 2.62m)



EN-SUITE

10'7" x 4'9" (3.23m x 1.45m)

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: E

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Vodafone, O2 - Likely. EE, Three - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

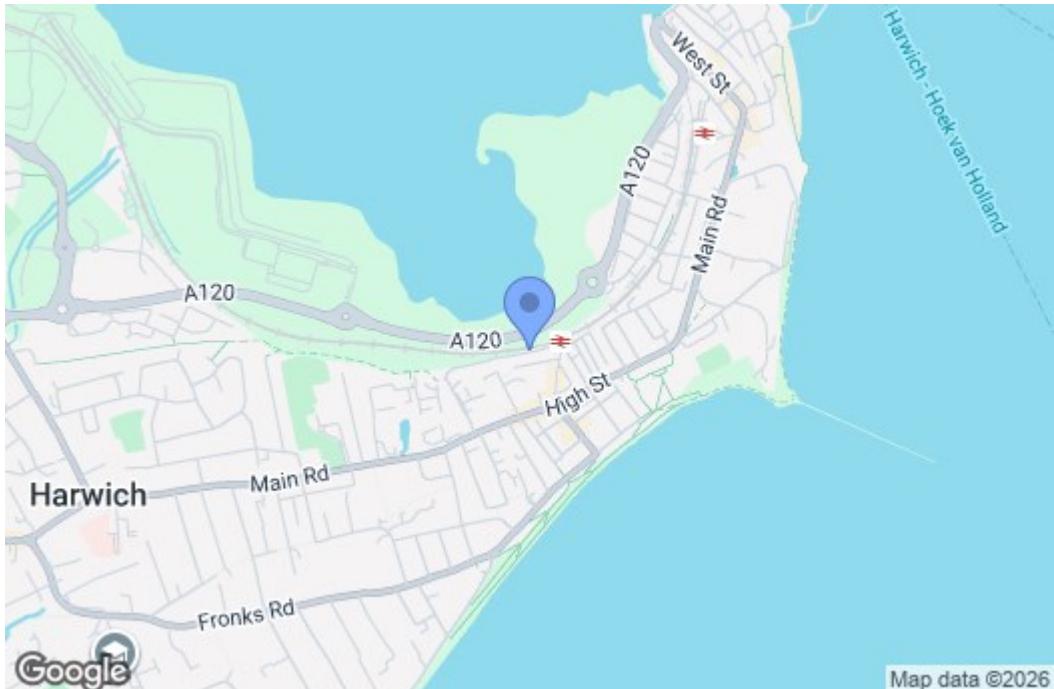
Flood Risk: Very Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing:

Map

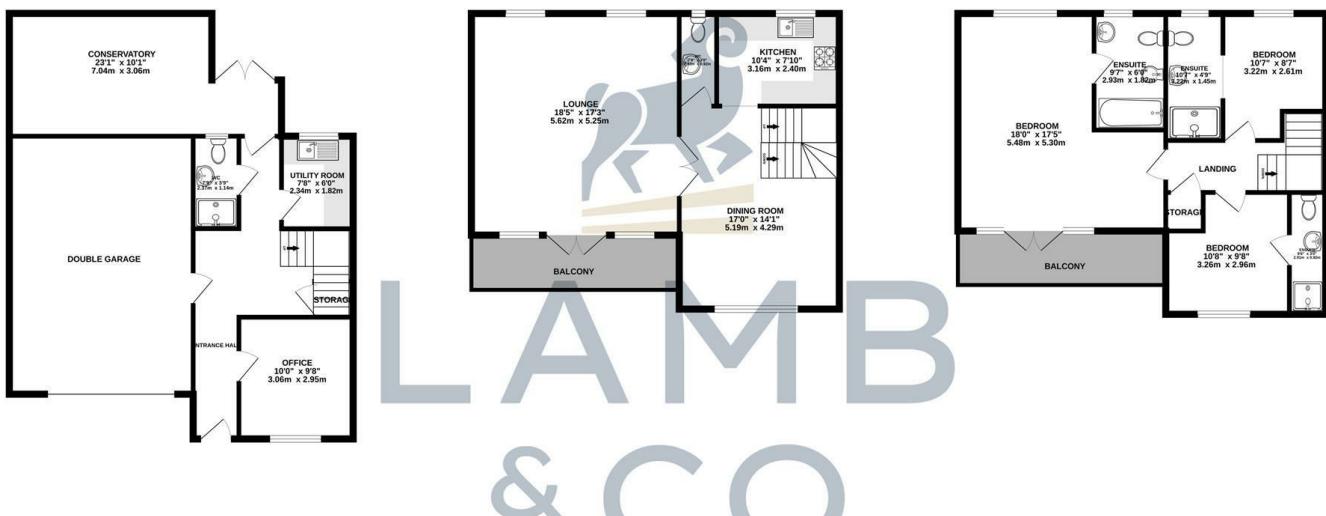


EPC Graphs

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		78	84
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



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.