



LAMB & CO

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Inspired by property, driven by passion.



KILN CRESCENT, HARWICH, CO12 4PS

PRICES FROM £247,500

Reserve early to personalise your new home with a choice of kitchen finishes. 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.

- Two bedroom semi-detached house
- Three 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

11'3" x 10'5" (3.43 x 3.20)



LIVING/DINING AREA

14'0" x 10'11" (4.28 x 3.34)



WC

LANDING

BEDROOM ONE

11'3" x 10'5" (3.43 x 3.20)

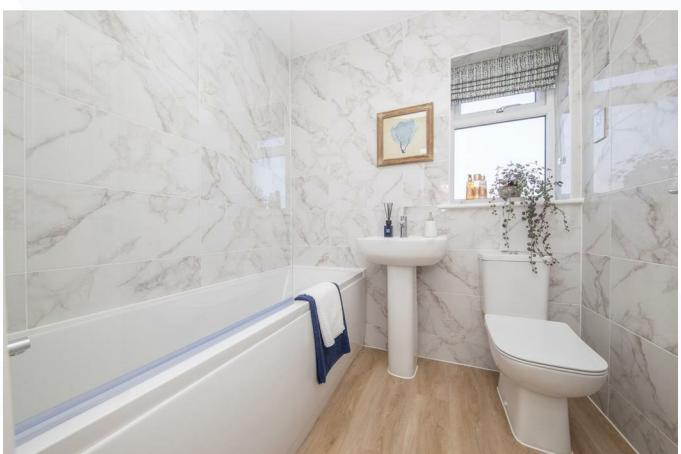


BEDROOM TWO

14'0" x 10'11" (4.28 x 3.34)



BATHROOM



FRONT ASPECT



- 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: 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

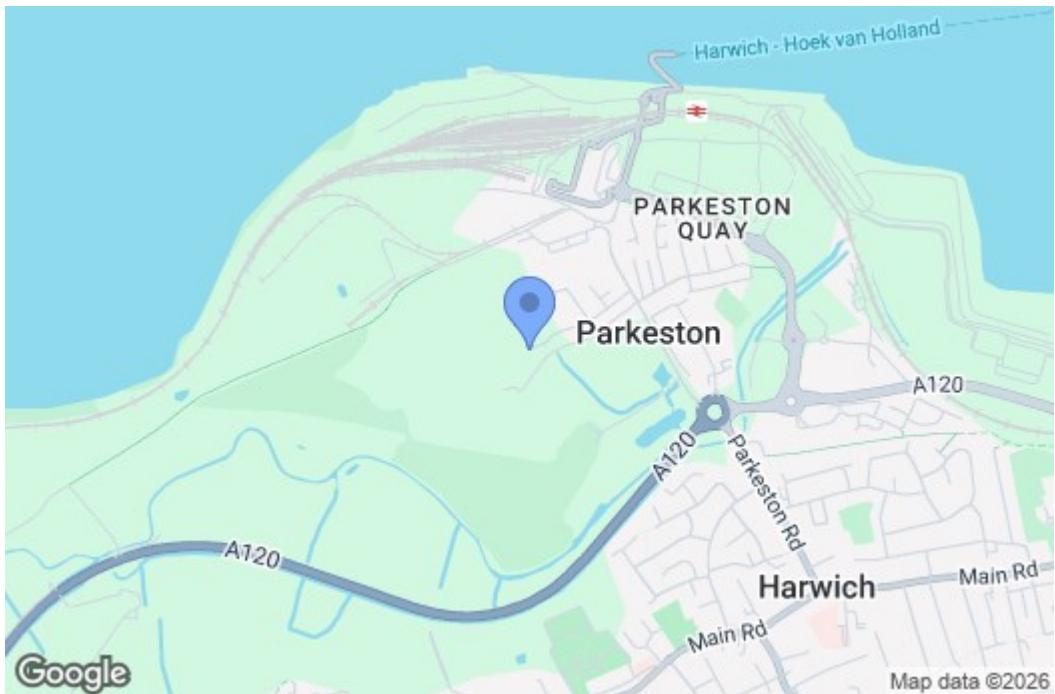
Agents Note Sales

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

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



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.