



LAMB & CO

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FRONKS GARDENS, HARWICH, CO12 4GB

PRICE £329,995

Situated just off the highly desirable Fronks Road in Harwich, this beautifully presented detached bungalow, built in 2020, offers modern living throughout. With off-road parking, a garage, and a low-maintenance garden. Sold with no onward chain.

- Two Bedrooms
- No Onward Chain
- Balance of 10 Year Structural Warranty
- Off-Road Parking & Garage
- Well-Presented
- Cul-de-Sac
- Built In 2020
- EPC B



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



KITCHEN/DINING ROOM

14'2 x 10'4 (4.32m x 3.15m)



LOUNGE

14'0 x 13'0 (4.27m x 3.96m)



SHOWER ROOM

8'0 x 7'0 (2.44m x 2.13m)



BEDROOM ONE

11'7 x 8'7 (3.53m x 2.62m)



BEDROOM TWO

11'0 x 8'5 (3.35m x 2.57m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, Vodafone & O2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service Water- Low - Rivers & Sea- Very Low

Additional Charges: Share of estate management company, charges to be set by residents

Seller's Position: No Onward Chain

Garden Facing: 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

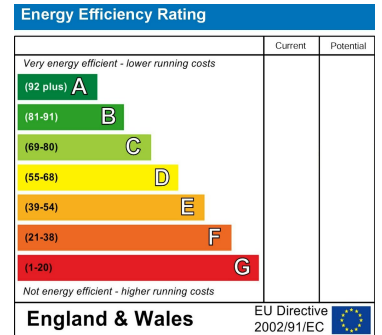
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

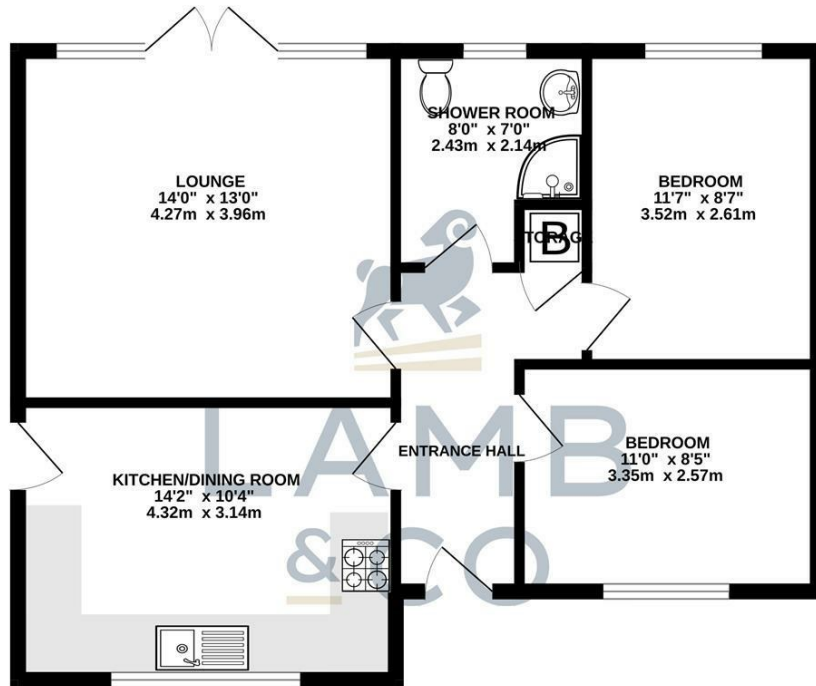
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 641 sq.ft. (59.6 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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