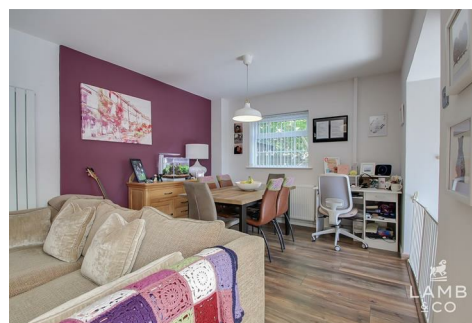




LAMB & CO

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Inspired by property, driven by passion.



OXENFORD CLOSE, HARWICH, CO12 4UT

PRICE £260,000

A well-presented semi-detached bungalow situated in a quiet residential position within Oxenford Close.

The property offers well-proportioned single-storey living with two double bedrooms, an open plan Kitchen/Living/Dining space and a conservatory leading to the private south facing rear garden. Further benefits include a garage and off-road parking, providing valuable private parking and storage facilities.

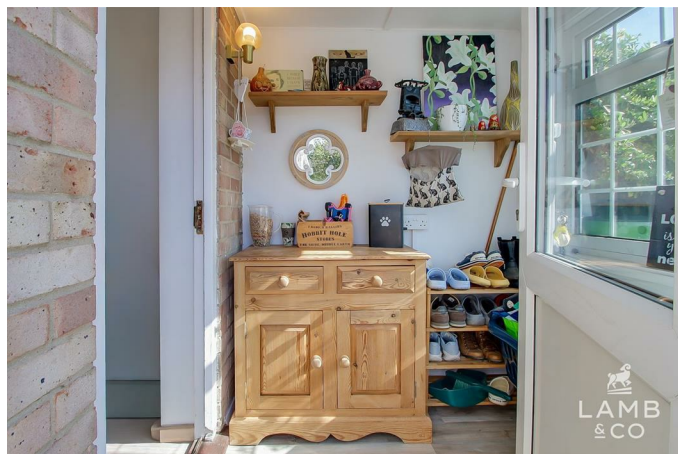
- Two Bedrooms
- Open Plan Living
- Garage & Off Road Parking
- Well Presented
- Conservatory
- EPC TBC

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH



ENTRANCE HALL



KITCHEN

13'0" x 10'0" (3.96m x 3.05m)



LOUNGE/DINER

20'6" x 17'9" (6.25m x 5.41m)



CONSERVATORY

11'3" x 11'3" (3.43m x 3.43m)



BEDROOM ONE

14'6" x 8'5" (4.42m x 2.57m)



BEDROOM TWO

10'7" x 9'0" (3.23m x 2.74m)



BATHROOM

7'4" x 5'8" (2.24m x 1.73m)



GARDEN



REAR ASPECT



FRONT ASPECT



GARAGE



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: C

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Superfast Fibre

Mobile Coverage:

O2 - 76%

EE - 86%

Three - 70%

Vodafone - 88%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: Need to find

Garden Facing: South

Non-Standard Features to note: N/A

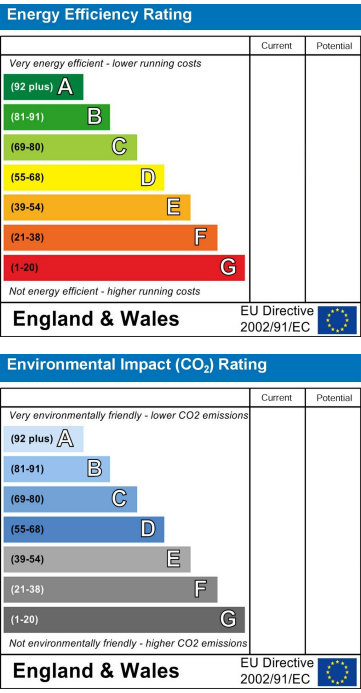
Agents Note Sales

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

Map



EPC Graphs



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 firms employment has the authority to make or give any representation or warranty in respect of the property.