



LAMB & CO

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Inspired by property, driven by passion.



## CHAFFINCH DRIVE, HARWICH, CO12 4WL

OFFERS IN EXCESS OF £255,000

A modern semi-detached bungalow offering versatile accommodation including a dining room or third bedroom, conservatory, wet room and an en-suite to master bedroom. Externally there is a driveway leading to single garage and a low maintenance, South facing garden. The bungalow is located in a popular area of Dovercourt approximately one mile from the seafront and also benefits from recently replaced carpets and flooring throughout.

- Two Bedrooms
- Dining Room/Bedroom Three
- Conservatory
- Off-Road Parking & Garage
- En Suite To Master
- EPC - D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH

## LOUNGE

16'6" x 14' (5.03m x 4.27m)



## HALL

## KITCHEN

12'7" x 8'10" (3.84m x 2.69m)



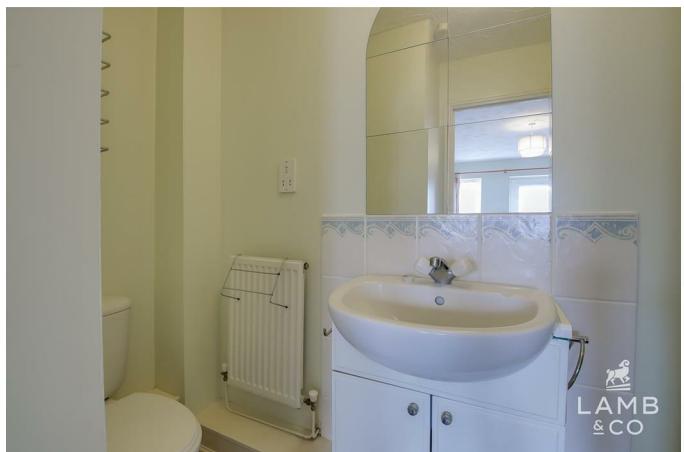
## BEDROOM ONE

15'1" x 12'5" (4.60m x 3.78m)



## EN SUITE

9'5" x 5' (2.87m x 1.52m)



## BEDROOM TWO

8'10" x 7'1" (2.69m x 2.16m)



## DINING ROOM/BEDROOM THREE

14'8" x 8'10" (4.47m x 2.69m)



## CONSERVATORY

10' x 6'10 (3.05m x 2.08m)



## WET ROOM

9'4" x 5'7" (2.84m x 1.70m)



## OUTSIDE FRONT

## GARAGE

## OUTSIDE REAR



## Additional Info

Council Tax Band: D

Heating: Gas Central

Services: Mains electricity, gas, water & drainage

Broadband: Ultrafast

Mobile Coverage: EE, O2, THREE, Vodafone - Limited

Construction: Conventional

Rights & Easements: N/A

Flood Risk: Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: South

## Agents Note Sales

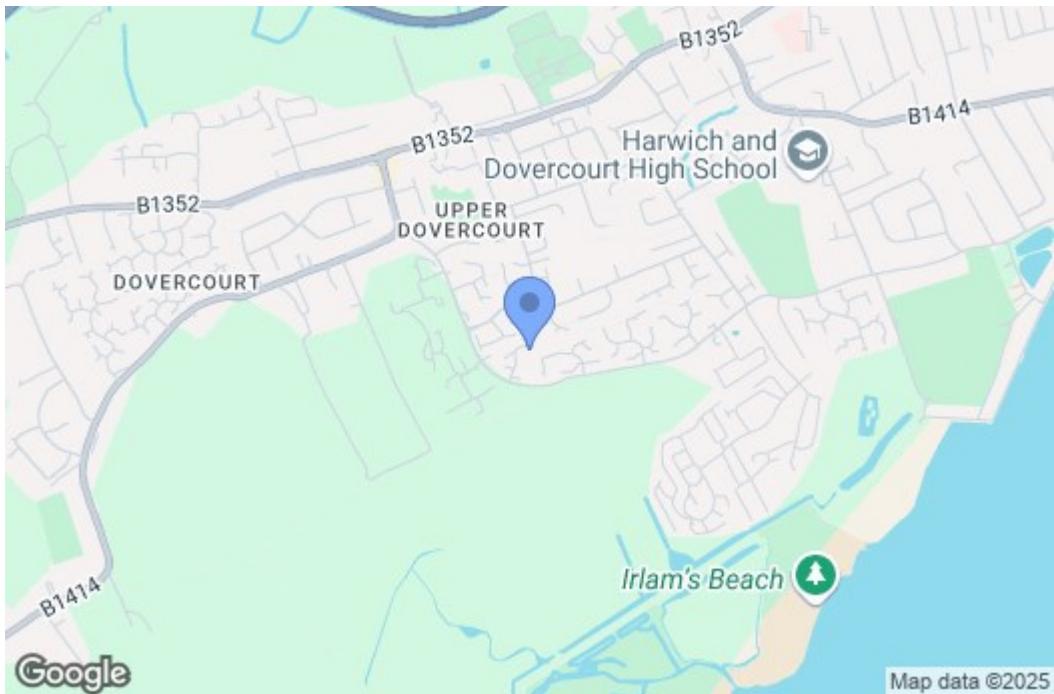
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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

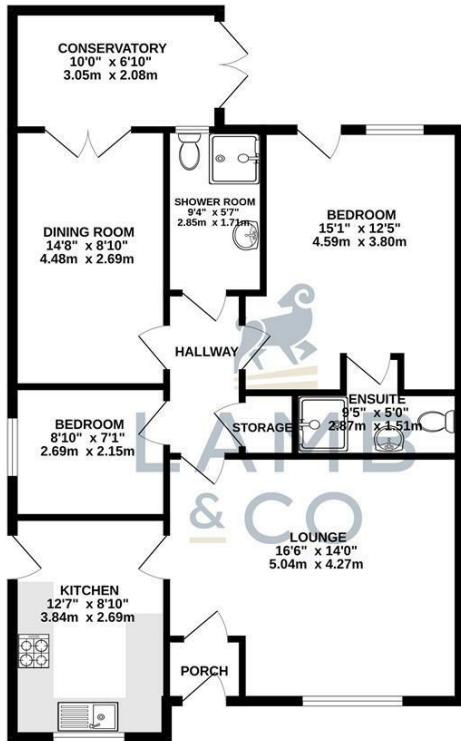


## EPC Graphs

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 936 sq ft (87.0 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 inaccuracy. Prospective purchasers are advised to make their own enquiries on the property prior to purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Measured May 2024

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.