



LAMB & CO

Call us on 01255 422 240
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
- En Suite To Master
- Conservatory
- Off-Road Parking & Garage
- 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.

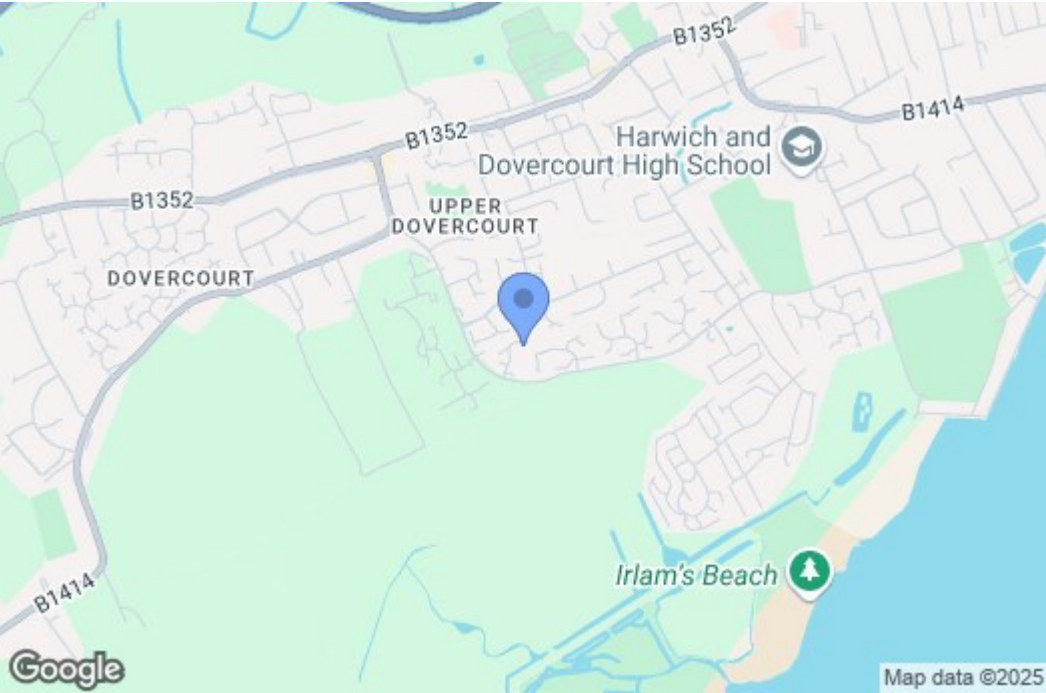
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

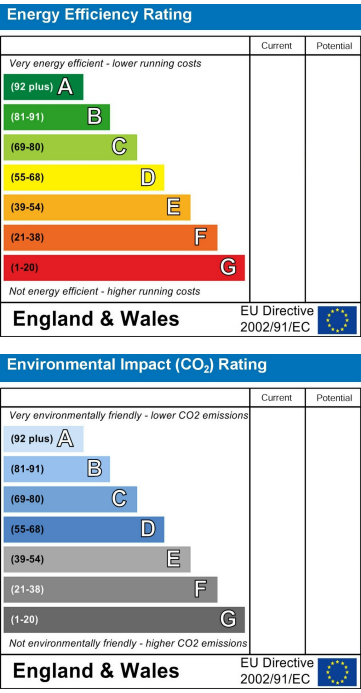
documentation once entering into negotiations for a property.



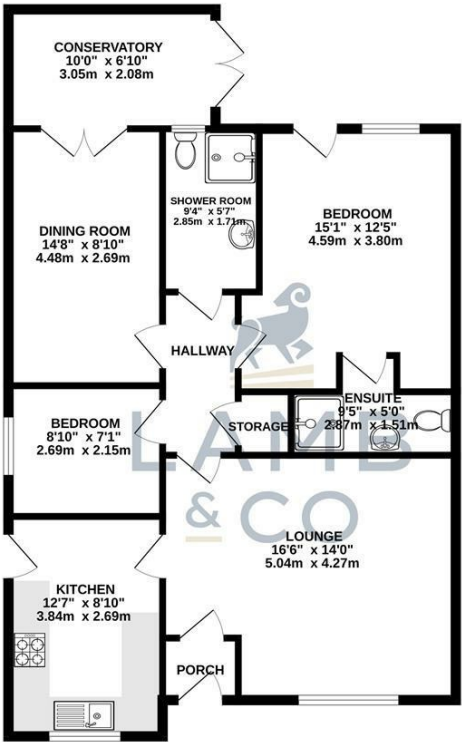
Map



EPC Graphs



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 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 is given as to their operability or efficiency can be given.
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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.