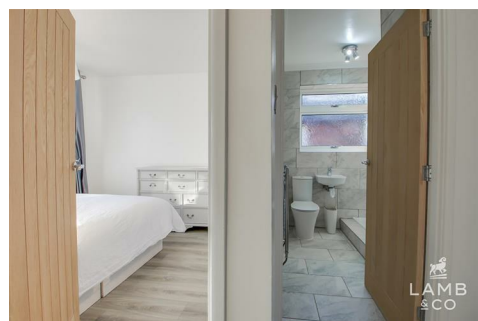




LAMB & CO

Call us on 01255 422 240  
Inspired by **property**, driven by **passion**.



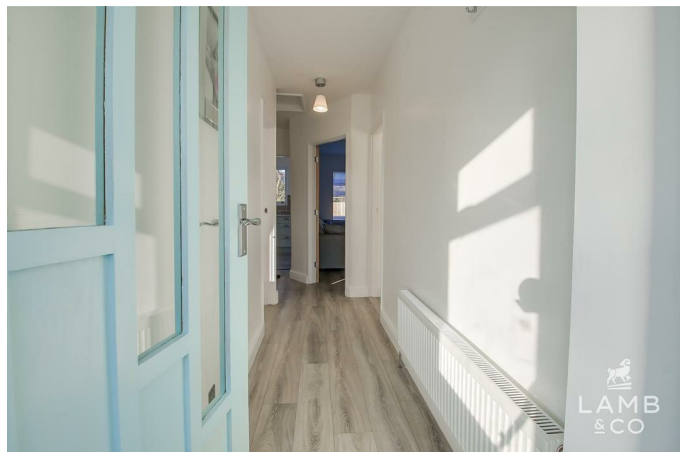
## BERYL ROAD, HARWICH, CO12 4RG

£1,100 PCM

Located in the coastal town of Harwich, this well-presented two-bedroom semi-detached bungalow offers comfortable and stylish living. The property features a bright and airy lounge, a modern kitchen, and two well-sized bedrooms, along with a contemporary family bathroom. Externally, the home benefits from a private rear garden, a driveway providing off-road parking. Situated close to local amenities, transport links, and scenic coastal walks, this charming bungalow is perfect for those seeking a peaceful yet convenient lifestyle.

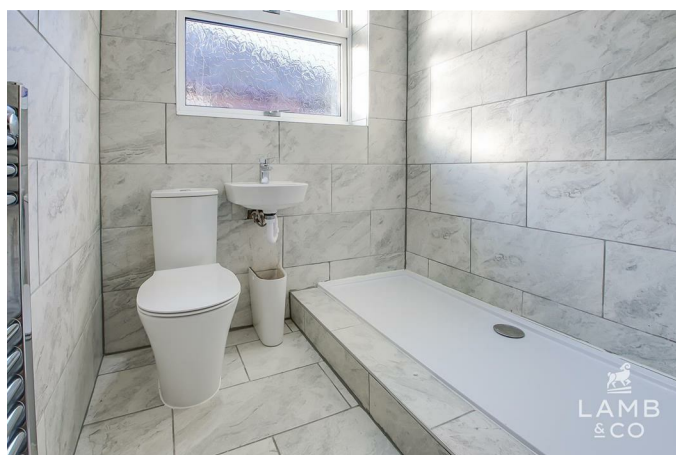
- Two Bedrooms
- Off Road Parking
- Council Tax C
- Gas Central Heating
- Conservatory
- Guarantor Required
- Beautifully Presented
- EPC - D

## ENTRANCE HALL



## SHOWER ROOM

9'3" 8'2" (2.82m 2.49m)



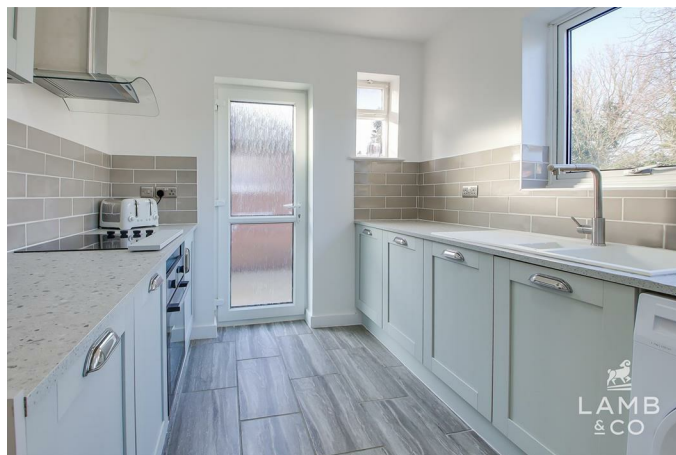
## BEDROOM TWO

10'4" 9'10 (3.15m 3.00m)



## KITCHEN

11'5" 8'4" (3.48m 2.54m)



## BEDROOM ONE

12'10" 9'10" (3.91m 3.00m)



## LOUNGE

13'11" 13'4" (4.24m 4.06m )



## CONSERVATORY

10'10" 6'6" (3.30m 1.98m)



## OUTSIDE

### OUTSIDE REAR

#### 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: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three - Likely. Vodafone, O2 - Limited

Construction: Conventional

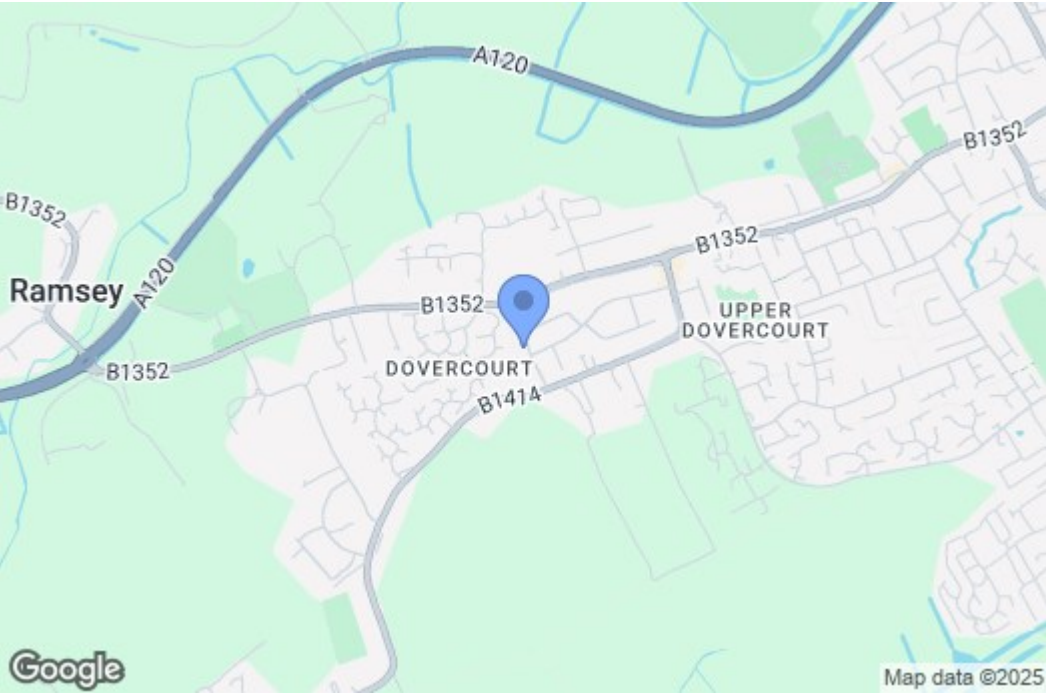
Flood Risk: Low

Garden Facing: West

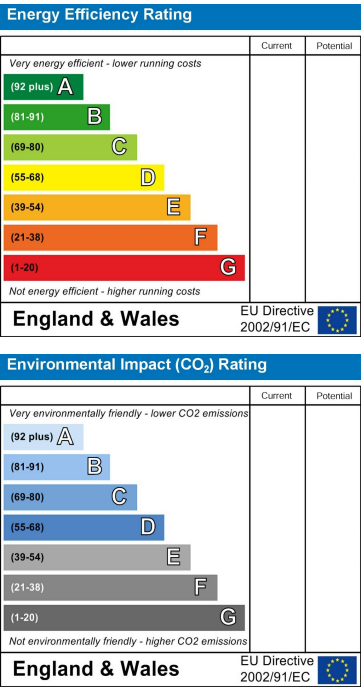
#### Agents Note Lettings

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

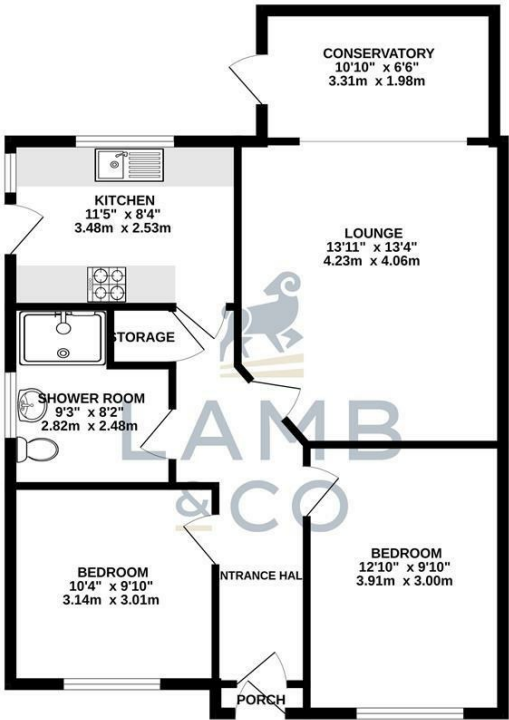
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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.  
Made with Metropix C2025

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.