



LAMB & CO

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Inspired by property, driven by passion.



**FRONKS ROAD, HARWICH, CO12 4EF**

**PRICE £350,000**

\*\* SOLD OFF-PLAN \*\* Quintessentially English and located within one of the most desirable roads in the area, this exclusive site offers a mix of high-specification fabulous homes. Beautifully finished and landscaped, the properties are sold with garages, off-road parking, 10-year build warranties.

- Boutique Development
- Garage & Parking
- Two Bedrooms
- Completion due Winter '23
- High Specification Finish Throughout
- Open Plan Living

## **Orchard Gardens, Fronks Road**

Coming in 2023. Option to reserve your plot off-plan now to avoid disappointment!

Plot 9, The York , Orchard Gardens, Fronks Road

### **Front Aspect**

### **Entrance Hall**

### **Lounge**

### **Kitchen Area**

**25'0 x 12'0 (7.62m x 3.66m)**

### **Cloakroom**

### **Master Bedroom**

**11'11 x 10'10 (3.63m x 3.30m)**

### **Master En-Suite**

**8'6 x 4'2 (2.59m x 1.27m)**

### **Bedroom Two**

**10'10 x 9'6 (3.30m x 2.90m)**

### **Bathroom**

**8'6 x 5'11 (2.59m x 1.80m)**

### **Garden**

### **Rear Aspect**

## **ADDITIONAL INFORMATION**

### **HARWICH**

Council Tax Band: TBC

Authority: Tendring

Warranty: 10 Year Build Zone

Fixtures: White Goods, Turf & Flooring Included

Heating: Gas

Seller's Position: New Build

### **Garage**

**22'11" x 9'10" (7 x 3)**

### **AGENTS NOTE**

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.

## **ANTI-MONEY LAUNDERING COMPLIANCE**

### **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



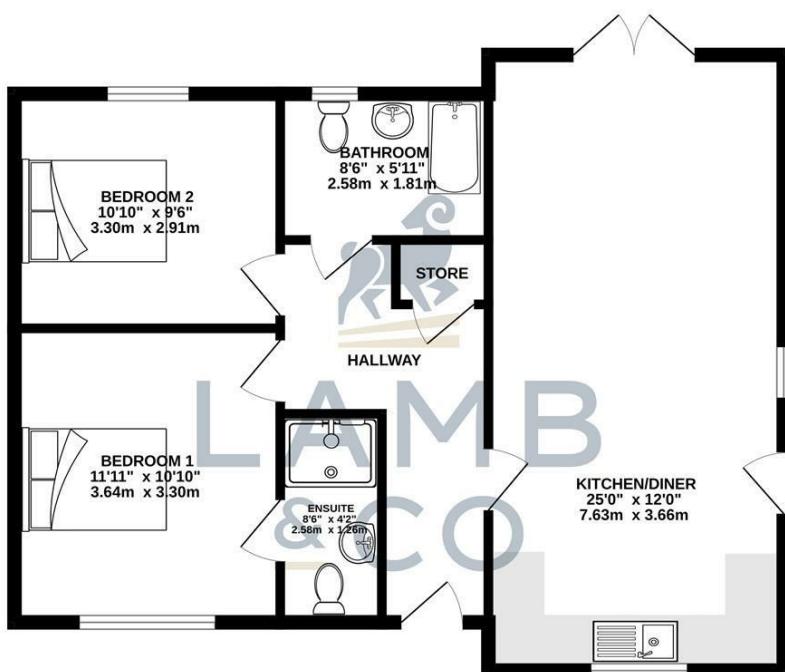
## EPC Graphs

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

GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.