



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
- Two Bedrooms
- High Specification Finish Throughout
- Garage & Parking
- Completion due Winter '23
- 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

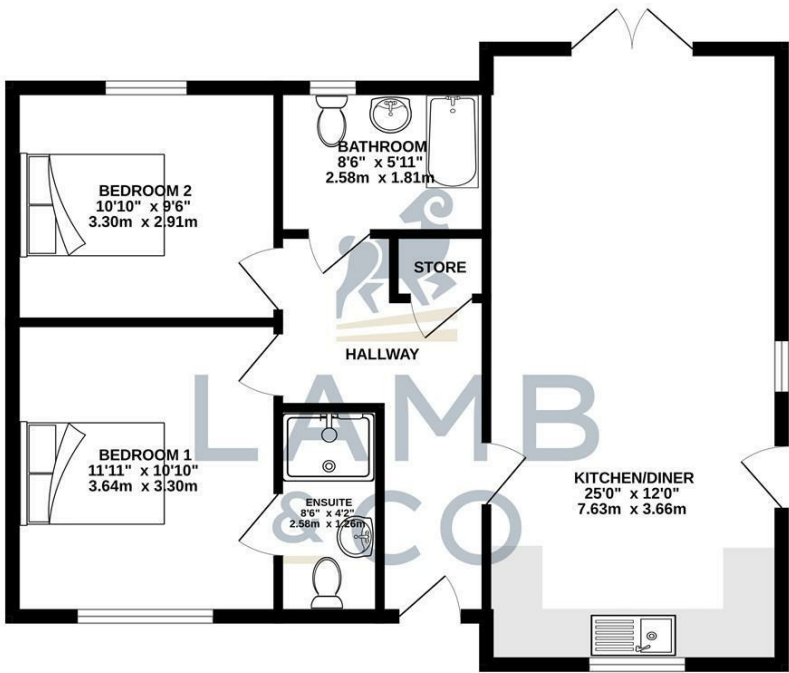


EPC Graphs



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 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.
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