



LAMB & CO

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Inspired by property, driven by passion.



## GORDON ROAD, HARWICH, CO12 3TL

GUIDE PRICE £400,000

**\*\*GUIDE PRICE £400,000 - £425,000\*\*** A substantial and welcoming detached home offering ample indoor and outdoor space. Inside, enjoy a light-filled 21'10 lounge, a separate dining room, and a convenient ground floor cloakroom. Step outside to a beautifully mature rear garden providing a peaceful haven to unwind. The expansive frontage offers parking for up to five cars, plus a garage and lean-to for all your storage needs.

- Three Bedrooms
- Two Reception Rooms
- Lean To Providing Ample Storage
- Generous Mature Garden
- Driveway Parking & Garage
- EPC TBC



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

21'10 x 12'6 (6.65m x 3.81m)



## CLOAKROOM

4'6 x 4'5 (1.37m x 1.35m)



## WC

4'5 x 3'7 (1.35m x 1.09m)



## KITCHEN

13'4 x 8'1 (4.06m x 2.46m)





## DINING ROOM

12'9 x 10'0 (3.89m x 3.05m)



## EN SUITE

9'2 x 6'3 (2.79m x 1.91m)



## FIRST FLOOR LANDING



## BEDROOM TWO

12'6 x 12'0 (3.81m x 3.66m)



## BEDROOM ONE

14'1 x 12'0 (4.29m x 3.66m)



## BEDROOM THREE

10'7 x 9'2 (3.23m x 2.79m)





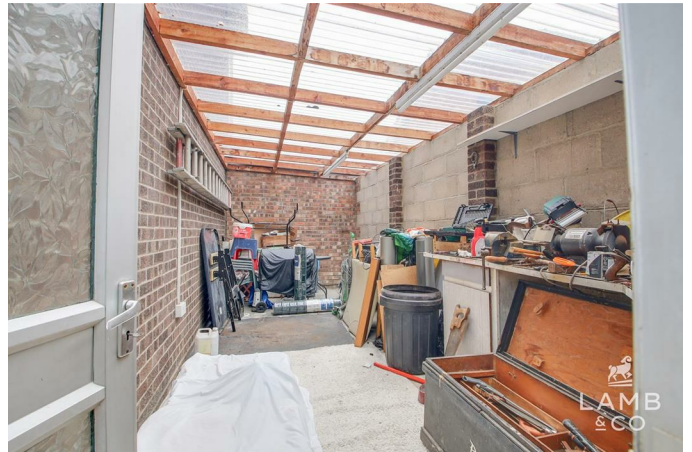
## BATHROOM

8'2 x 5'4 (2.49m x 1.63m)



## LEAN TO

19'10 x 8'2 (6.05m x 2.49m)



## REAR GARDEN



## REAR ASPECT



## GARAGE

13'9 x 8'8 (4.19m x 2.64m)

### Material Information

Council Tax Band: E

Heating: Gas central

Services: mains

Broadband: Superfast

Mobile Coverage: O2: good; EE, Three, Vodafone: likely

Construction: conventional

Restrictions: unknown

Rights & Easements: unknown

Flood Risk: very low

Additional Charges: none

Seller's Position: purchasing onwards

Garden Facing: North

### 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

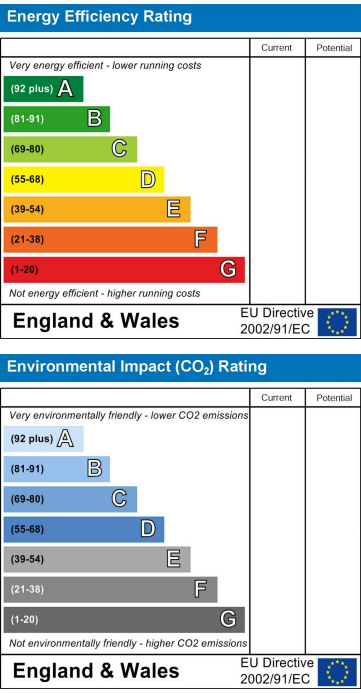
identification and proof of residence documentation once entering into negotiations for a property.



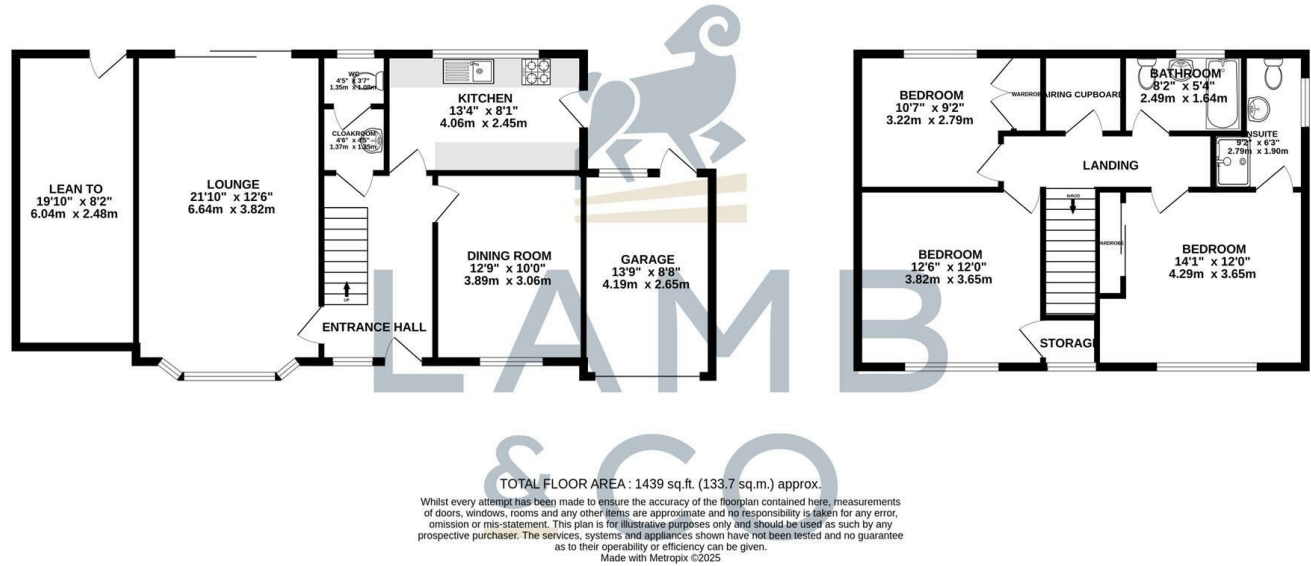
Map



EPC Graphs



Floorplan



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.