



LAMB & CO

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Inspired by property, driven by passion.



FRONKS GARDENS, HARWICH, CO12 4GB

PRICE £329,995

Situated just off the highly desirable Fronks Road in Harwich, this beautifully presented detached bungalow, built in 2020, offers modern living throughout. With off-road parking, a garage, and a low-maintenance garden. Sold with no onward chain.

- Two Bedrooms
- No Onward Chain
- Balance of 10 Year Structural Warranty
- Off-Road Parking & Garage
- Well-Presented
- Cul-de-Sac
- Built In 2020
- EPC B

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



KITCHEN/DINING ROOM

14'2 x 10'4 (4.32m x 3.15m)



LOUNGE

14'0 x 13'0 (4.27m x 3.96m)



SHOWER ROOM

8'0 x 7'0 (2.44m x 2.13m)



BEDROOM ONE

11'7 x 8'7 (3.53m x 2.62m)



BEDROOM TWO

11'0 x 8'5 (3.35m x 2.57m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, Vodafone & O2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service Water- Low - Rivers & Sea- Very Low

Additional Charges: Share of estate management company, charges to be set by residents

Seller's Position: No Onward Chain

Garden Facing: East

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

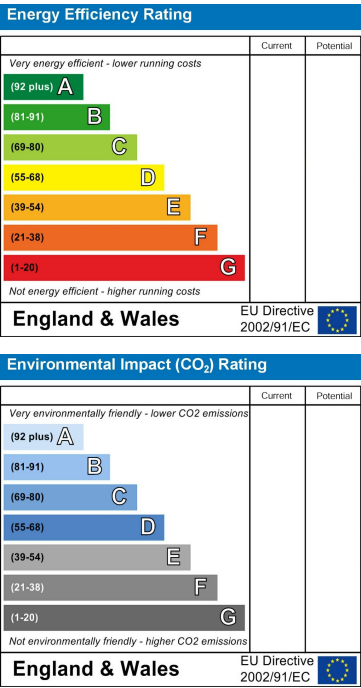
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

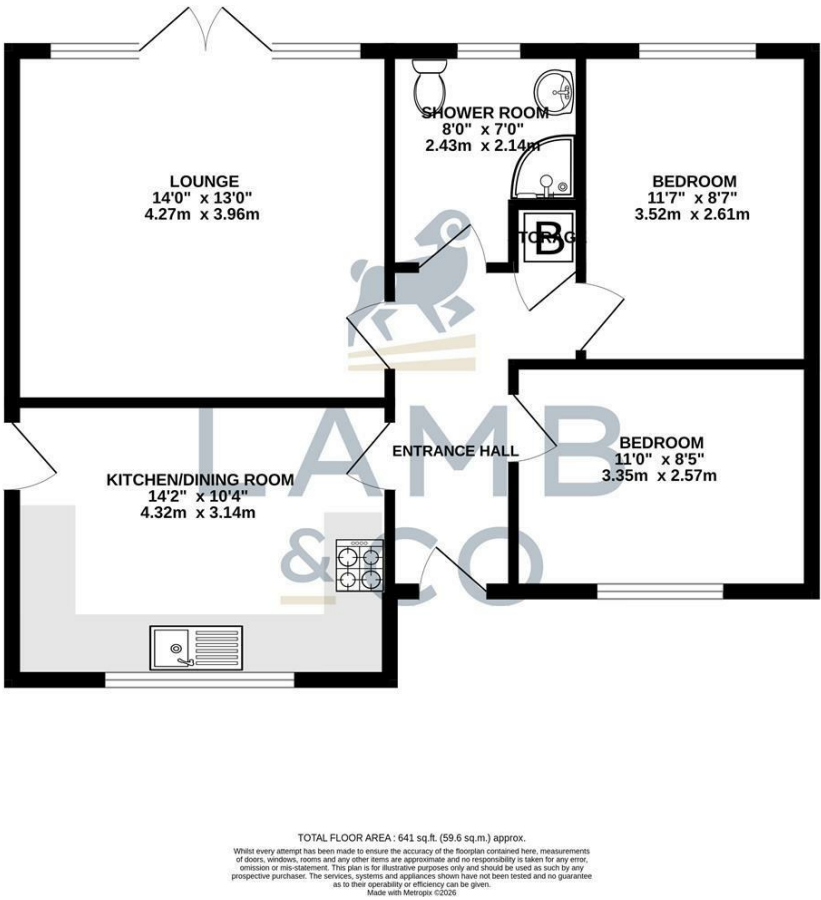
Map



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.