



LAMB & CO

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## KINGSWAY, HARWICH, CO12 3AB

PRICE £179,995

A spacious 3/4 bedroom house in Harwich offering excellent potential for improvement. The property is in need of modernization throughout, making it an ideal opportunity for buyers looking to add value and create a home to their own taste. With flexible accommodation that could provide either three bedrooms and an additional reception room or four bedrooms, the property is offered for sale with no onward chain, allowing for a straightforward purchase.

- Three/Four Bedrooms
- Scope To Improve
- No Onward Chain
- Close to Railway Station & Sea Front
- Town Centre Location
- EPC D



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### LOUNGE

12'3" x 11'3" (3.73m x 3.43m )



### BEDROOM FOUR

12'0" x 11'3" (3.66m x 3.43m )



### GROUND FLOOR W/C

5'3" x 3'0" (1.60m x 0.91m )



### DINING ROOM

11'5" x 10'5" (3.48m x 3.18m )



## KITCHEN

10'4" x 9'5" (3.15m x 2.87m )



## BEDROOM ONE

16'8" x 12'0" (5.08m x 3.66m )



## LEAN TO

10'0" x 6'0" (3.05m x 1.83m )

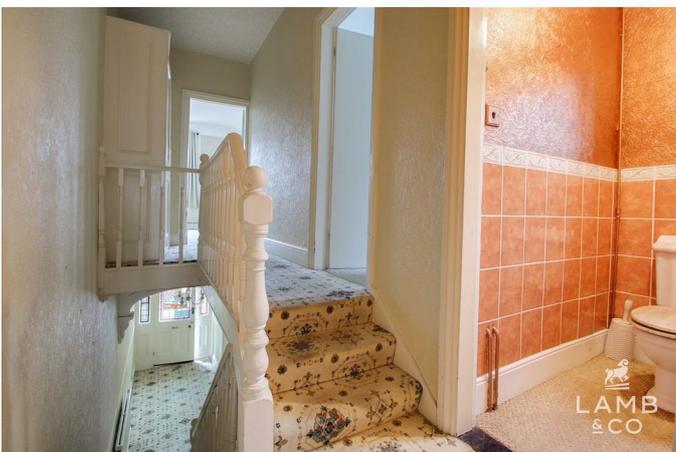


## BEDROOM TWO

12'0" x 11'2" (3.66m x 3.40m )



## LANDING



## FIRST FLOOR W/C

5'1" x 3'0" (1.55m x 0.91m )



## BATHROOM

10'0" x 7'5" (3.05m x 2.26m )



## BEDROOM THREE

10'5" x 10'0" (3.18m x 3.05m )



## OUTSIDE FRONT



## 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.

## 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.

## Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water & electricity

Broadband: Ultrafast

Mobile Coverage: O2, Three, EE & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

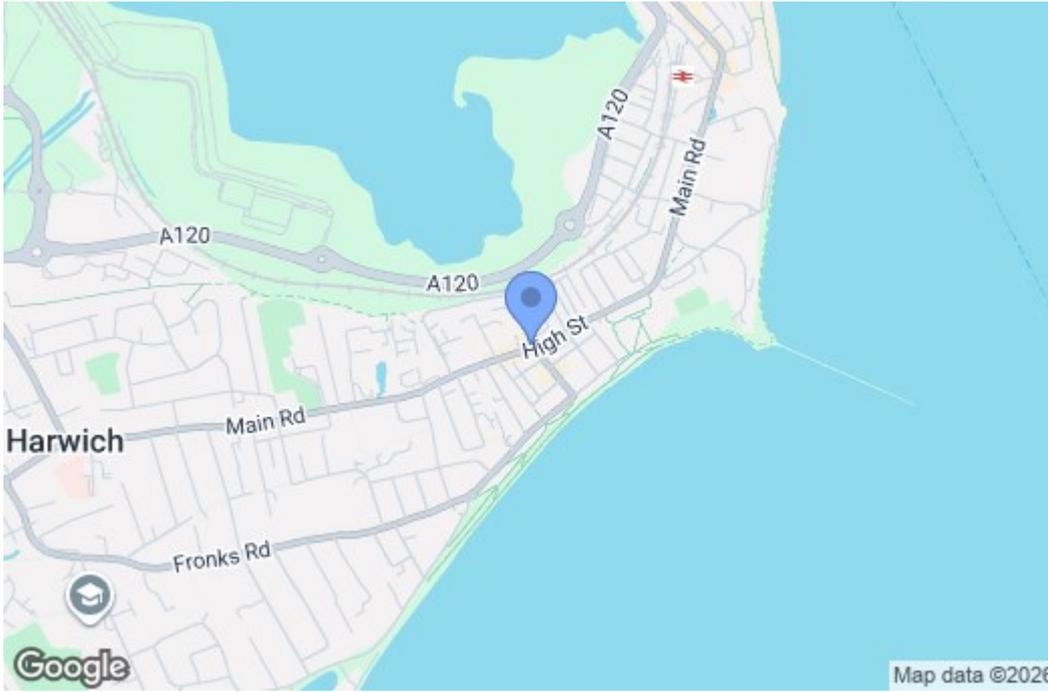
Flood Risk: Surface water: Very low. Rivers & sea: Very low

Additional Charges: N/A

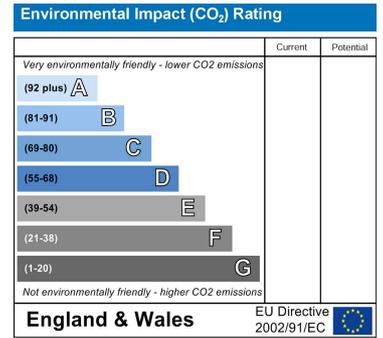
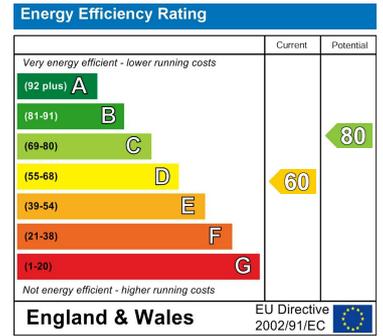
Seller's Position: No onward chain

Garden Facing: East

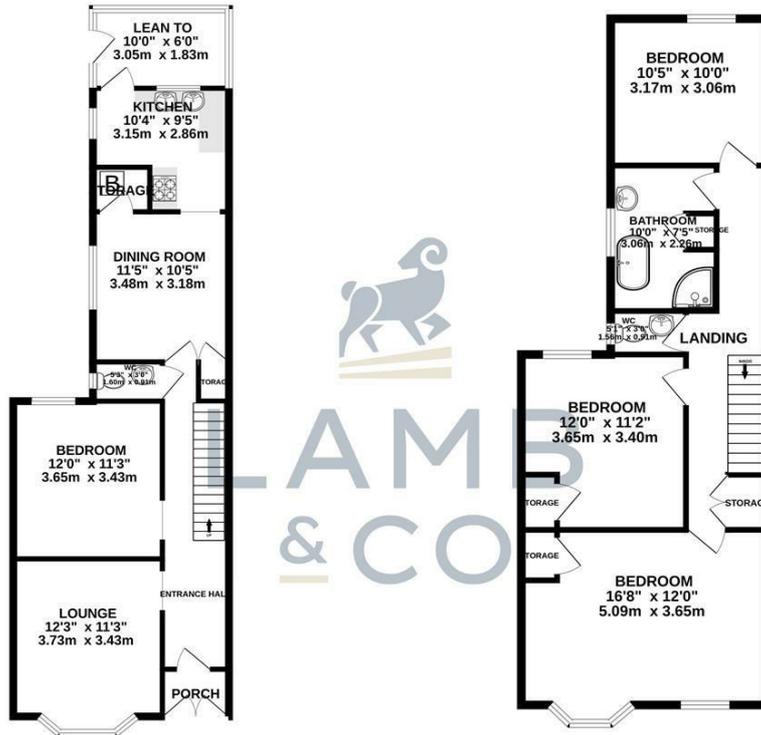
# Map



# EPC Graphs



# Floorplan



TOTAL FLOOR AREA: 1352 sq. ft. (125.6 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.  
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