



LAMB & CO

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Inspired by property, driven by passion.



## WISTERIA WAY, HARWICH, CO12 4RP PRICE £280,000

Wisteria Way is an exclusive new development in the charming coastal town of Dovercourt, Harwich. This thoughtfully designed collection features a mixture of two, three, and four-bedroom homes, perfect for first-time buyers, growing families, and those looking to settle into a modern coastal lifestyle.

With five distinctive house types to choose from, each home combines contemporary design with practical living. Every property comes fully equipped with integrated appliances and two allocated parking spaces as standard, ensuring comfort and convenience from the day you move in.

To make your home truly your own, Wisteria Way offers a choice of high-quality upgrade options, allowing you to personalise the finish and style of your new home. Now offering Part Exchange on selected plots.

- Three bedroom semi-detached house
- Two allocated parking spaces
- Five House Types Available
- Seperate utility room
- Integrated appliances included
- EV charging port



Sales | Lettings | Commercial | Land & New Homes  
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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN

12'0" x 9'3" (3.66m x 2.82m )

### UTILITY

9'3" x 5'2" (2.82m x 1.57m )

### LIVING ROOM

16,9" x 12'0" (4.88m,2.74m x 3.66m )

### WC

6'9" x 3'1" (2.06m x 0.94m )

### LANDING

### BEDROOM ONE

16'10" x 9'9" (5.13m x 2.97m )

### BEDROOM TWO

12'10" x 10'2" (3.91m x 3.10m )

### BEDROOM THREE

12'10" x 7'0" (3.91m x 2.13m )

### BATHROOM

7'6" x 6'4" (2.29m x 1.93m )

### FRONT ASPECT

### Material Information

Council Tax Band: TBC

Heating: Air source heat pump

Services:

Broadband: Ultrafast Fibre

Mobile Coverage:

Vodafone-80%

EE-79%

O2-78%

Three-66%

Construction: Conventional

Restrictions:

Rights & Easements:

Flood Risk:

Rivers & Sea- Very low

Surface Water-Very low

Additional Charges: £230 P/A

Seller's Position: No onward chain

Garden Facing: North West

### Agents Note Sales

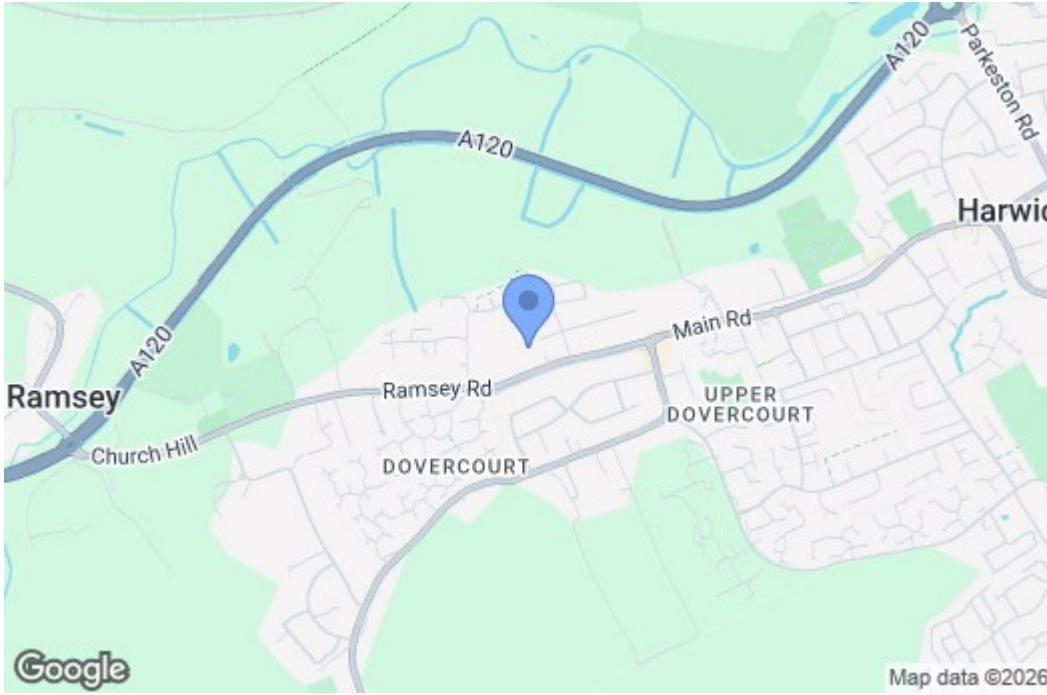
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

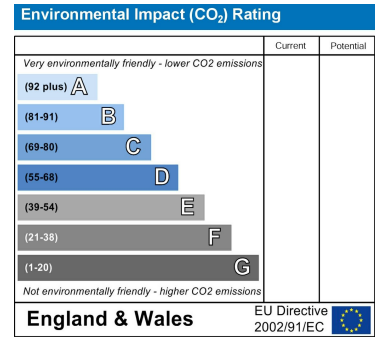
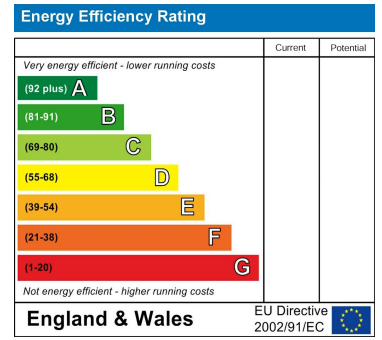
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

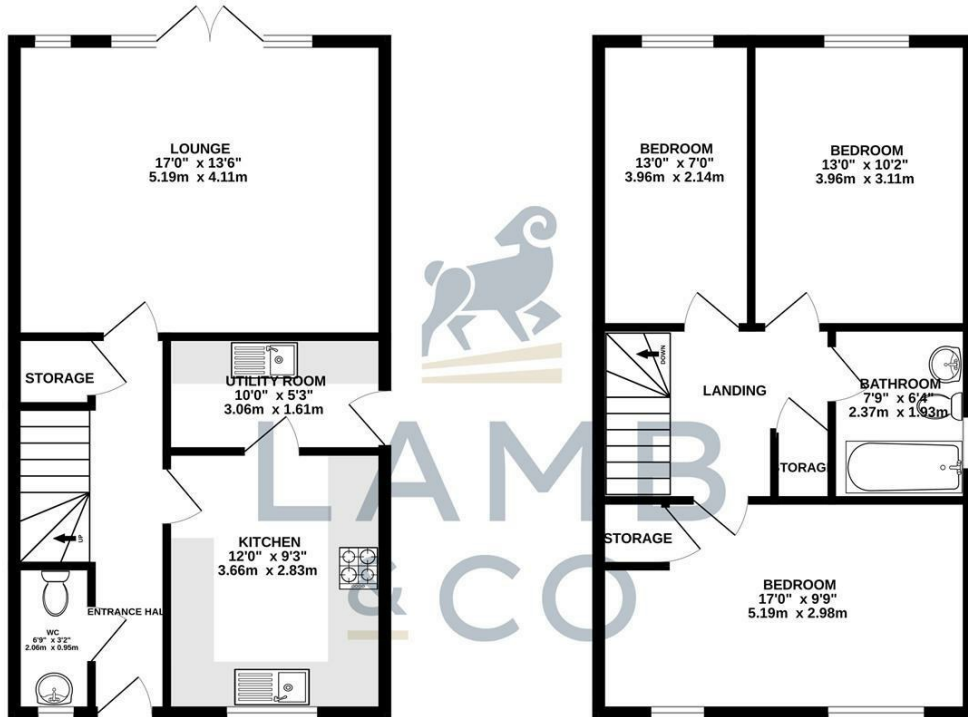
# Map



# EPC Graphs



# Floorplan



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 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-statements. 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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