



LAMB & CO

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Inspired by **property**, driven by **passion**.



RAY AVENUE, HARWICH, CO12 4BA

OFFERS IN EXCESS OF £235,000

Offered for sale with no onward chain, this three-bedroom semi-detached house on Ray Avenue presents an excellent opportunity for buyers looking to modernise and create a home to their own taste.

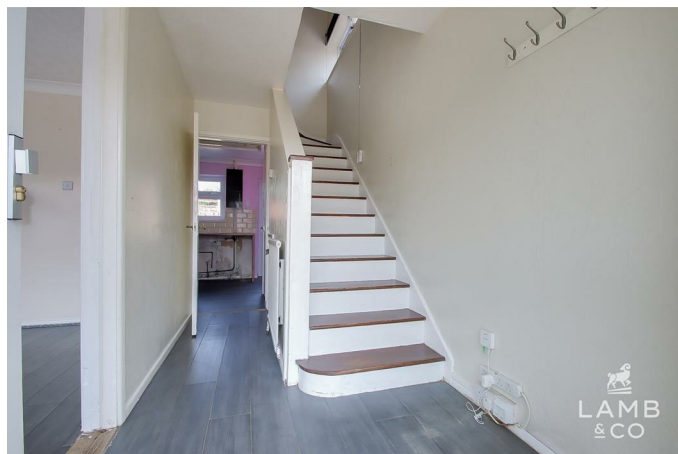
- Three Bedroom Semi-Detached House
- Ideal First Time Buy
- Off Road Parking
- Lounge/Diner
- No Onward Chain
- EPC C

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE/DINER

21'6" x 12'8" (6.55m x 3.86m)



DINING AREA



KITCHEN

11'0" x 9'0" (3.35m x 2.74m)



LANDING



BEDROOM ONE

12'0" x 10'0" (3.66m x 3.05m)



BATHROOM

8'0" x 5'6" (2.44m x 1.68m)



BEDROOM TWO

10'4" x 8'6" (3.15m x 2.59m)



GARDEN



BEDROOM THREE

9'0" x 9'0" (2.74m x 2.74m)



REAR ASPECT

FRONT ASPECT



Material Information

Council Tax Band: C

Heating: Gas

Services:

Mains electricity -Yes

Mains gas -Yes
Mains water - Yes
Mains drainage -Yes
Other -
Broadband: Ultrafast Fibre
Mobile Coverage:
O2 -74%
EE -82%
Three -67%
Vodafone -86%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: South/West
Non-Standard Features to note: N/A

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.

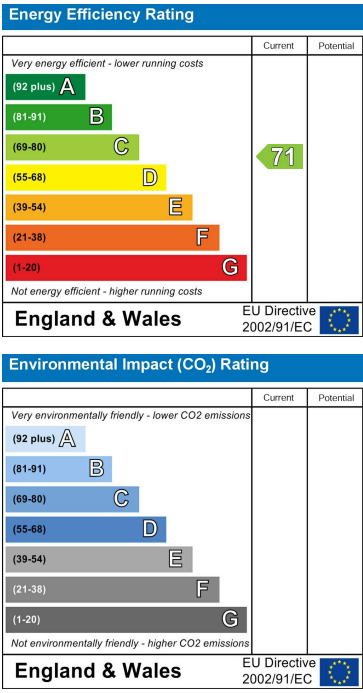
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

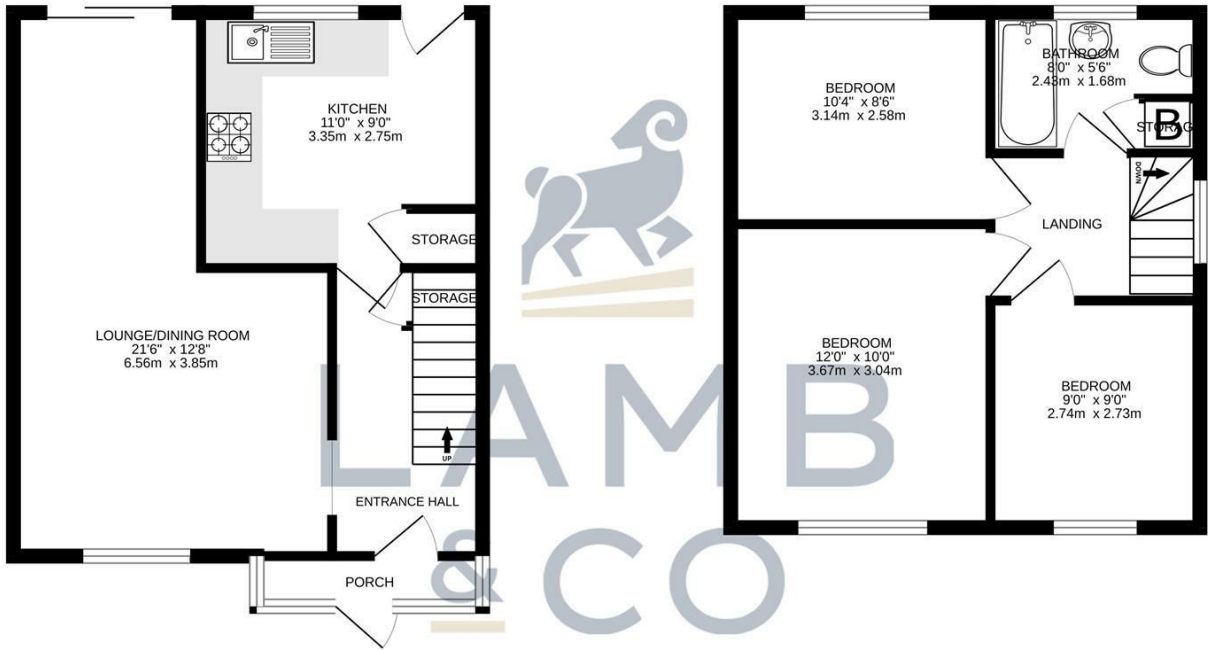
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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