



LAMB & CO

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Inspired by property, driven by passion.



BAY VIEW CRESCENT, HARWICH, CO12 5EG

OFFERS IN EXCESS OF £325,000

Situated in the popular village of Little Oakley, this three-bedroom semi-detached house benefits from a useful utility room and downstairs WC, as well as off-road parking to the front. To the rear is a generous garden, complete with a workshop, providing excellent outdoor space and additional storage or workspace.

- Three Bedrooms
- Off-Road Parking
- Utility Room
- No Onward Chain
- Village location
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOBBY



WC

4'4" x 3'0 (1.32m x 0.91m)



UTILITY ROOM

7'8" x 5'6" (2.34m x 1.68m)



HALLWAY



KITCHEN/DINER

14'1" x 10'4" (4.29m x 3.15m)



LOUNGE

17'3" x 11'10" (5.26m x 3.61m)



BATHROOM

6'5" x 5'9" (1.96m x 1.75m)



FIRST FLOOR

LANDING



BEDROOM ONE

13'5" x 10'4"



BEDROOM TWO

11'10" x 10'4" (3.61m x 3.15m)



BEDROOM THREE

9'0 x 7'4" (2.74m x 2.24m)



OUTSIDE FRONT

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Superfast

Mobile Coverage:

O2 - 76%

EE - 86%

Three - 70%

Vodafone - 88%

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

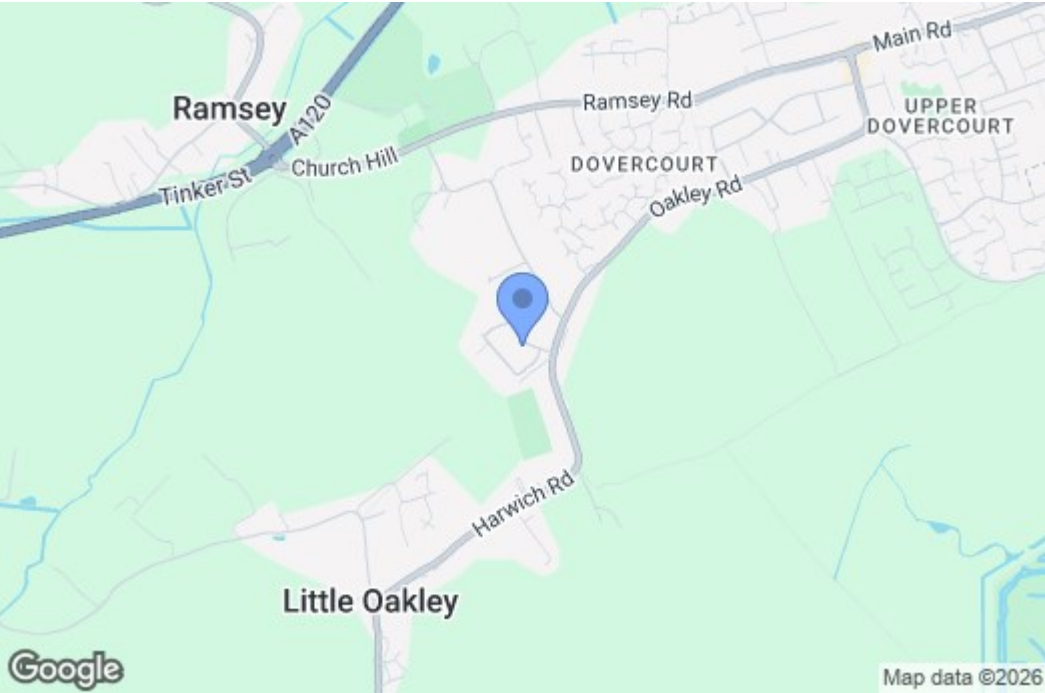
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

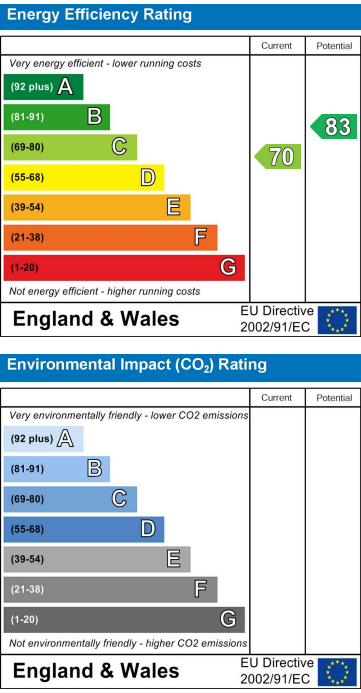
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

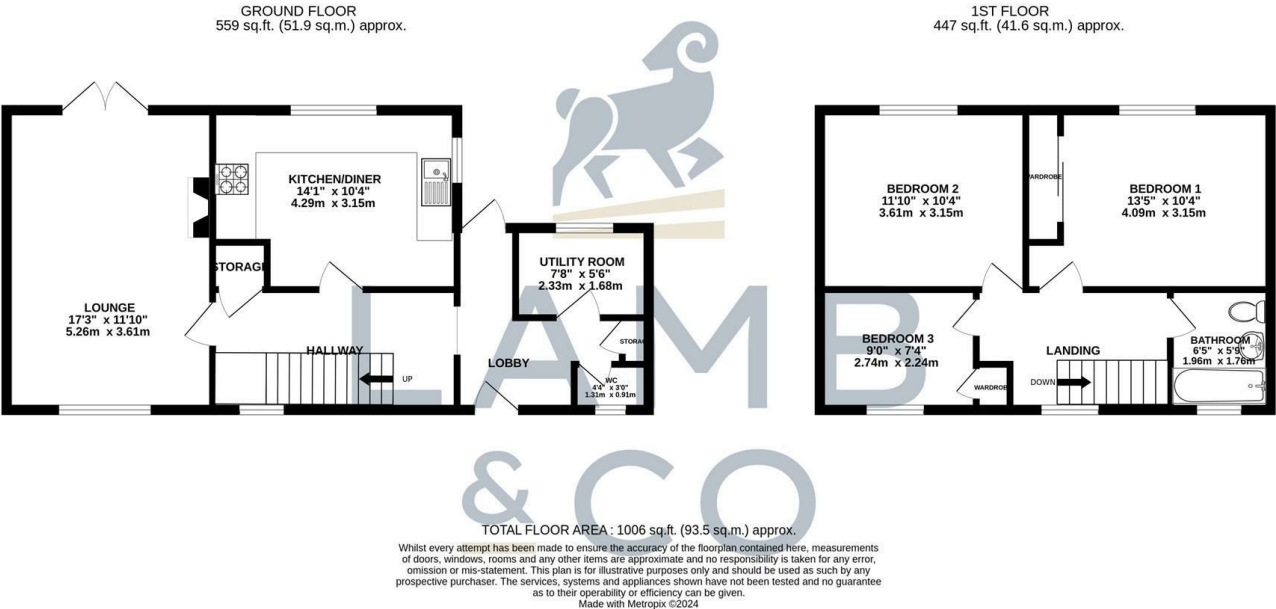
Map



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.