



LAMB & CO

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Inspired by property, driven by passion.



## HIGH STREET, HARWICH, CO12 3AT

£725 PCM

Lamb and Co are pleased to advertise this two bedroom second floor flat, located in Harwich. This property benefits from being close to local amenities and is gas central heating. This property is available from mid January. Contact the office to express interest.

- Available Mid January
- Gas Central Heating
- Guarantor Required
- Two Bedrooms
- No Pets/Non Smokers
- EPC- D
- Second Floor
- Council Tax Band- A



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## Communal Entrance/ Hallway

Communal wooden door leading to stairs to flat 5 and 6. Carpeted. Wooden front door to self contained hallway. Vinyl flooring. Radiator. Carpeted stairs to:

## Lounge

10'03 reduced due to bold roof x 18'05 reduced due to bold roof x 3.12m reduced due to bold roof x 5.61m reduced due to bold roof x )



New fitted carpet. Radiator. Double glazed window to rear.

## Kitchen

9'10 x 12'00 (3.00m x 3.66m)



Laminate flooring. Wooden kitchen units low and eye level. Integrated electric hob and oven with extractor over and splash back tiles. Stainless steel sink with mixer tap and drainer. Space for washing machine and fridge freezer. Single glazed window to the side of the property. Radiator. Combination boiler located in the corner of the kitchen.

## Bathroom

5'03 x 12'00 (1.60m x 3.66m)



Vinyl flooring. Radiator. Low level WC. Pedestal sink basin. Ceramic bath with plastic side panel. Shower attachment over with tiled wall surrounding.

## Bedroom One

10'05 x 12'04 reduced with bolted roof (3.18m x 3.76m reduced with bolted roof )



New fitted carpet. Radiator. Double glazed window to front of the property.

## Bedroom Two

7'07 x 5'02 (2.31m x 1.57m)



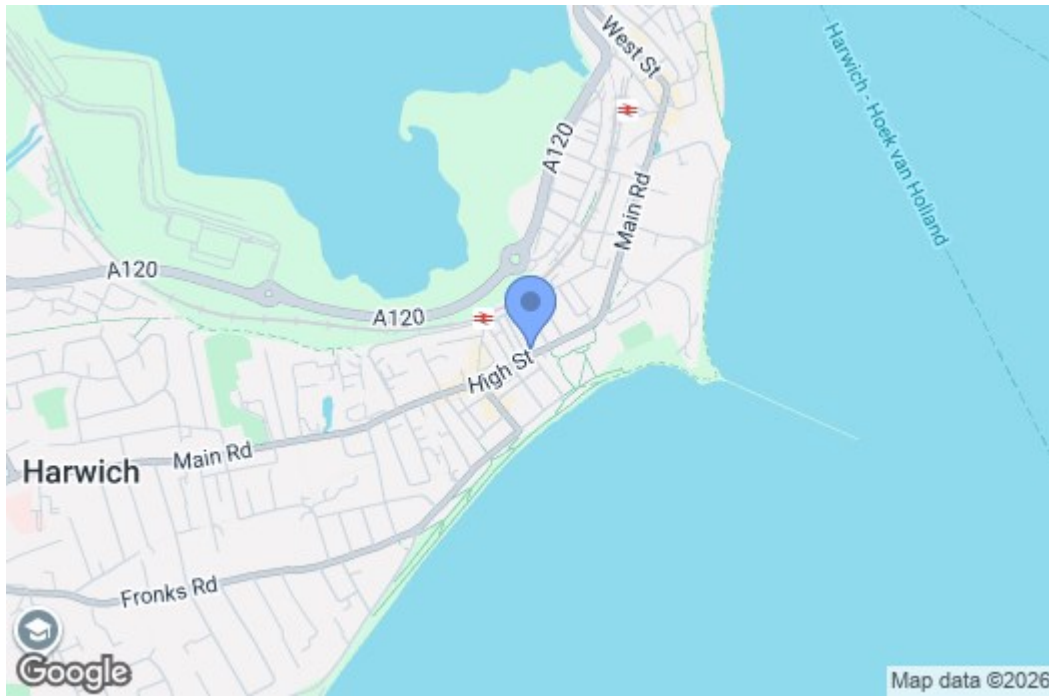
New fitted carpet. Radiator. Double glazed window to front of the property.

## Agent Letting Notes

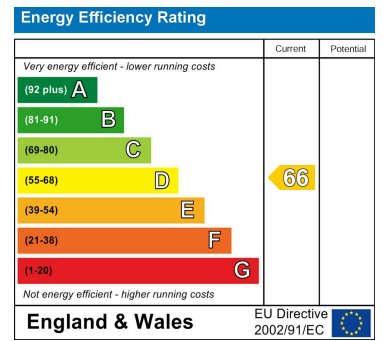
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.