LAMB & CO

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Inspired by property, driven by passion.

OXENFORD CLOSE, HARWICH, CO12 4UT

OFFERS OVER £250,000

A well-presented semi-detached bungalow situated in a quiet residential position within Oxenford Close. The property offers well-proportioned single-storey living with two double bedrooms, an open plan Kitchen/Living/Dining space and a conservatory leading to the private south facing rear garden. Further benefits include a garage and off-road parking, providing valuable private parking and storage facilities.

- Two Bedrooms
- Open Plan Living
- Garage & Off Road Parking
- Well Presented
- Conservatory
- EPC TBC

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

KITCHEN

13'0" x 10'0" (3.96m x 3.05m)

LOUNGE/DINER

20'6" x 17'9" (6.25m x 5.41m)

CONSERVATORY

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

BEDROOM ONE

14'6" x 8'5" (4.42m x 2.57m)

BEDROOM TWO

10'7" x 9'0" (3.23m x 2.74m)

BATHROOM

7'4" x 5'8" (2.24m x 1.73m)

GARDEN

REAR ASPECT

FRONT ASPECT

GARAGE

Material Information

Council Tax Band: C
Heating: Gas
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Superfast Fibre
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: Need to find
Garden Facing: South
Non-Standard Features to note: N/A

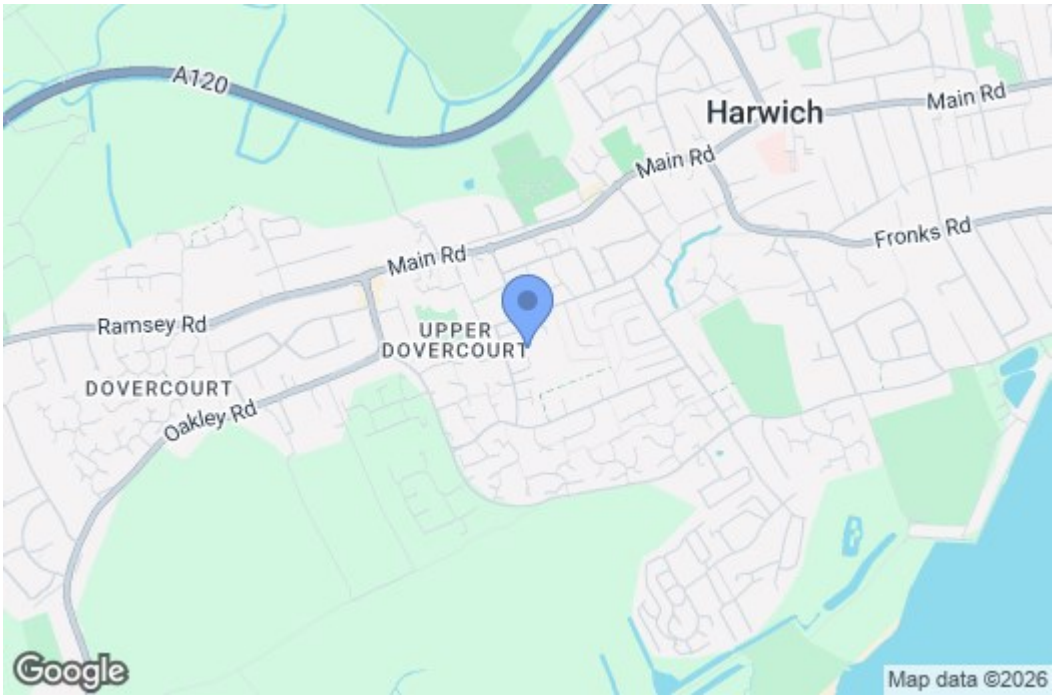
Agents Note Sales

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.

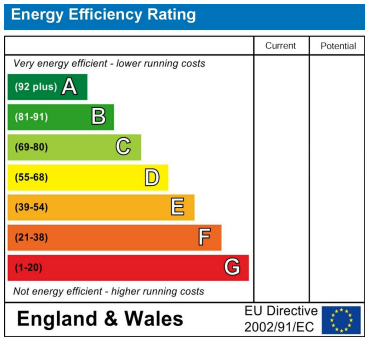
AML

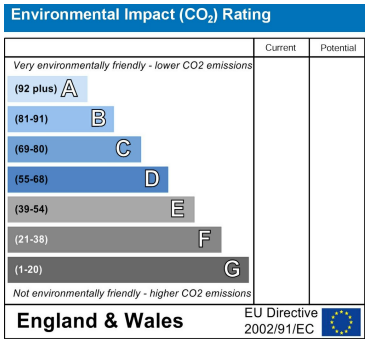
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

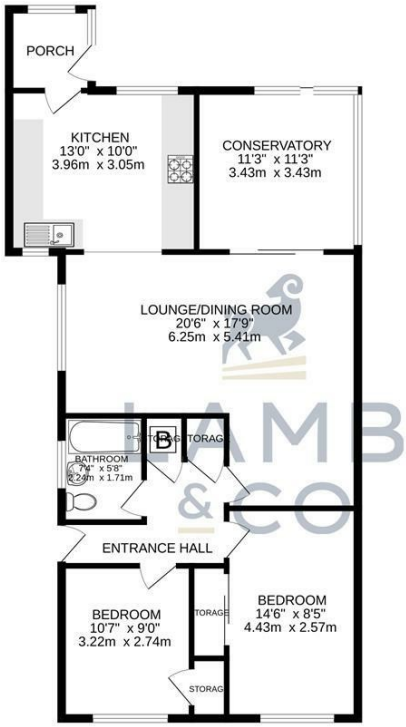


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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