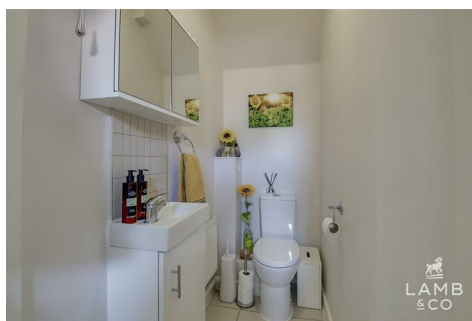




LAMB & CO

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Inspired by property, driven by passion.



ROSE GARDENS, HARWICH, CO12 4FU

PRICE £270,000

A charming home, beautifully presented throughout and featuring a well-planned south-facing garden perfect for outdoor living. Enjoy the added convenience of a cloakroom, a bright conservatory, and ample storage with a garage and driveway.

- Two Bedrooms
- Well Presented Throughout
- South Facing Garden
- Cul-De-Sac
- Off Road Parking & Garage
- EPC B

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



W/C

6'0" x 3'0" (1.83m x 0.91m)



KITCHEN/DINER

14'6" x 10'2" (4.42m x 3.10m)



LOUNGE

14'6" x 10'6" (4.42m x 3.20m)



CONSERVATORY

12'2" x 9'6" (3.71m x 2.90m)

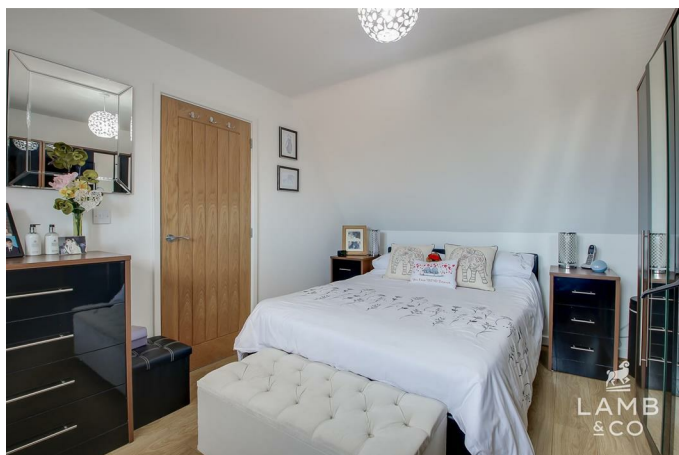


LANDING



BEDROOM ONE

14'6" x 10'8" (4.42m x 3.25m)



SHOWER ROOM

7'4" x 6'1" (2.24m x 1.85m)



GARDEN



BEDROOM TWO

14'6" x 9'3" (4.42m x 2.82m)



REAR ASPECT



Additional Info

Council Tax Band: C

Heating: Gas Central

Services: Mains- Drainage & Electric

Broadband: Ultrafast

Mobile Coverage: EE & O2- Limited, Three &

Vodafone- Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very Low

Additional Charges: N/A

Seller's Position: Purchasing Onwards

Garden Facing: South

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

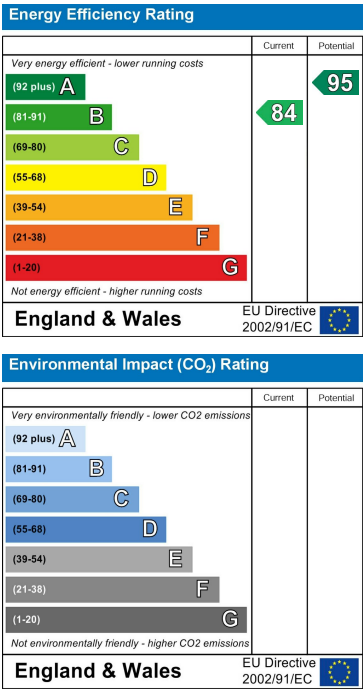
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



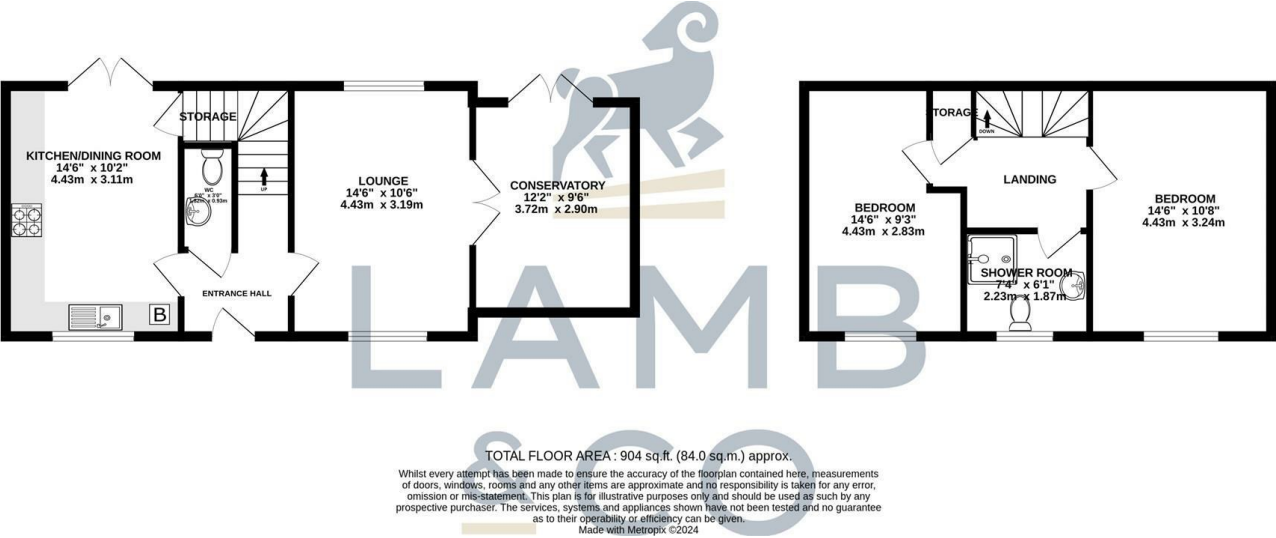
Map



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.