



LAMB & CO

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Inspired by property, driven by passion.



## ASHLEY ROAD, HARWICH, CO12 4AP

OFFERS OVER £260,000

This well presented three-bedroom home offers modern living, featuring an open-plan layout, a bright and airy living area, and a contemporary kitchen. The property also benefits from a south-facing garden and is located in an area with excellent amenities and transport links nearby. This home is ready to move in and enjoy.

- Three Bedrooms
- Well Presented
- Conservatory
- South Facing Garden
- Close To Amenities
- EPC F

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance Hall

### Lounge

13'9" x 12'2" (4.19m x 3.71m )

### Kitchen

17'10" x 8'3" (5.44m x 2.51m )

### Conservatory

16'10" x 9'7" (5.13m x 2.92m )

### Landing

### Bedroom One

11'0" x 10'8" (3.35m x 3.25m )

### Bedroom Two

11'0" x 10'4" (3.35m x 3.15m )

### Bedroom Three

8'3" x 7'1" (2.51m x 2.16m )

### Bathroom

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

### Garden

### Front Aspect

### Rear Aspect

### Additional Info

Council Tax Band: B

Heating: Gas

Services: Mains

Broadband: Ultrafast Fibre

Mobile Coverage: EE, Vodafone- Limited, Three,  
O2- Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very Low

Additional Charges: N/A

Seller's Position: Needs To Find

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.

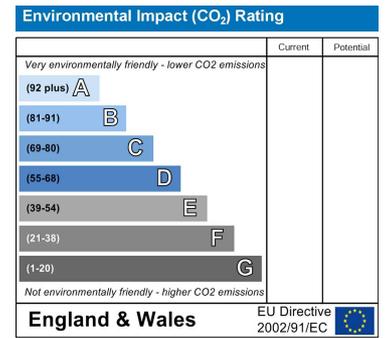
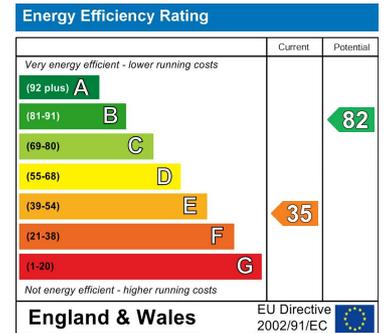
### AML

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



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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