



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



## WISTERIA WAY, HARWICH, CO12 4RP

PRICE £240,000

Wisteria Way is an exclusive new development in the charming coastal town of Dovercourt, Harwich. This thoughtfully designed collection features a mixture of two, three, and four-bedroom homes, perfect for first-time buyers, growing families, and those looking to settle into a modern coastal lifestyle.

With five distinctive house types to choose from, each home combines contemporary design with practical living. Every property comes fully equipped with integrated appliances and two allocated parking spaces as standard, ensuring comfort and convenience from the day you move in.

To make your home truly your own, Wisteria Way offers a choice of high-quality upgrade options, allowing you to personalise the finish and style of your new home. Now offering Part Exchange on selected plots.

- Two bedroom terraced house
- Five house types available
- integrated appliances included
- two allocated parking spaces
- Open plan Kitchen/Living/Dining
- EV charging port

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTERANCE HALL

### KITCHEN/LIVING/DINING

27'1" x 14'1" (8.26m x 4.29m )

### WC

6'10" x 3'3" (2.08m x 0.99m )

### LANDING

### BEDROOM ONE

14'1" x 9'9" (4.29m x 2.97m )

### BEDROOM TWO

14'2" x 10'8" (4.32m x 3.25m )

### BATHROOM

7'3" x 6'8" (2.21m x 2.03m )

### FRONT ASPECT

### Material Information

Council Tax Band: TBC

Heating: Air source heat pump

Services:

Broadband: Ultrafast Fibre

Mobile Coverage:

Vodaphone-80%

EE-79%

O2-78%

Three-66%

Construction: Conventional

Restrictions:

Rights & Easements:

Flood Risk:

Rivers & Sea- Very low

Surface Water-Very low

Additional Charges: £230 P/A

Seller's Position: No onward chain

Garden Facing: South West

## Agents Note Sales

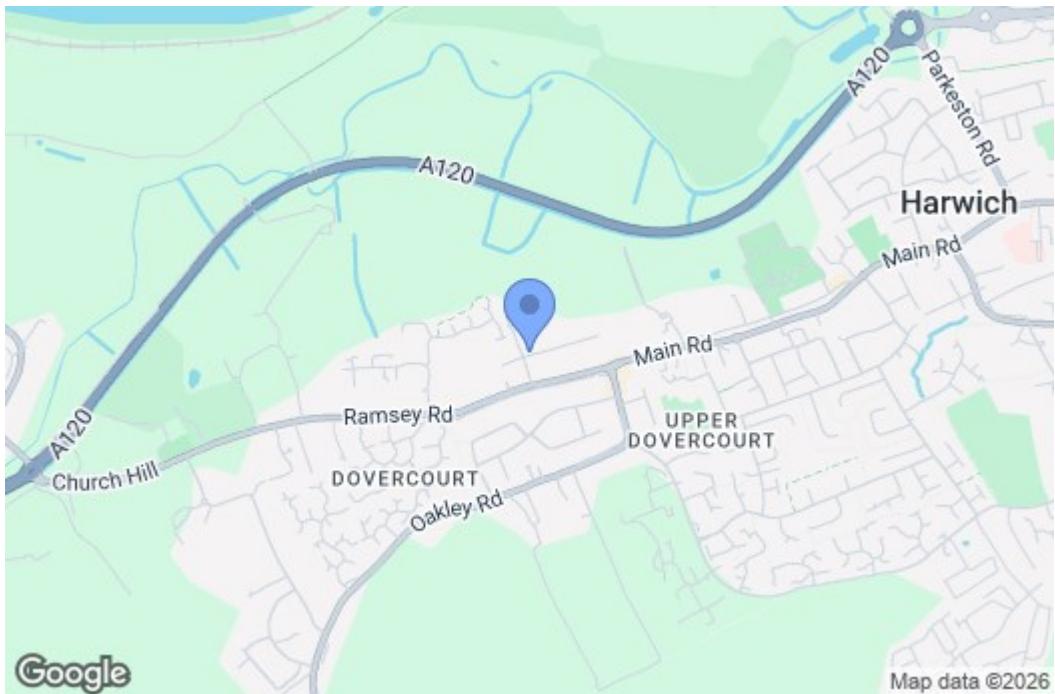
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.