

COMPASS

Lettings & Sales
New Homes
Property Management
Buy To Let Agents
Mortgage Advice
Block Management



BURR CLOSE, RAMSEY

FOR SALE IS THIS VERY WELL PRESENTED 4 BEDROOM DETACHED WITH 19' LIVING ROOM, 17' SUN LOUNGE, GARAGE, PARKING & NO ONWARD CHAIN



Offers in Excess of £358,000 F/H

- * 4 BEDROOM DETACHED HOUSE * 19' LIVING ROOM *
- * 16' MODERN KITCHEN * DINING ROOM *
- * 17' x 12' SUN LOUNGE * CLOAKROOM * EN-SUITE *
- * FAMILY BATHROOM * UPVC DOUBLE GLAZING *
- * GAS C/H * GARAGE & OFF-STREET PARKING *
- * SOUTH/WEST FACING REAR GARDEN * NO CHAIN *

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk





Burr Close, Ramsey, Harwich CO12 5EN...

Outside storm porch with UPVC entrance door with glazed side panel to: -

Entrance Hall	Wooden floor, double radiator, stairs to first floor, under stair cupboard, doors to living room, kitchen & cloakroom.
Cloakroom	White suite comprising close-coupled WC, pedestal hand washbasin with chrome mixer tap & pop-up waste, radiator, dado rail, UPVC double glazed opaque window to front.
Living Room	19' x 11'4 . UPVC double glazed window to front, 2 double radiators, wooden floor, UPVC sliding patio doors to Sun Lounge, open to: -
Dining Room	9'6 x 9'6 . UPVC double glazed window to rear, double radiator, wooden floor.
Sun Lounge	17' x 12' . UPVC double glazed windows to rear & both sides, 2 radiators, tiled floor, UPVC double glazed French doors to the rear garden.
Kitchen	16'2 x 9' . Extensively fitted gloss white units comprising eye level cupboards, base level drawers & cupboards, marble worktops & splash back return with inset 1½ bowl sink & chrome pull out spray mono mixer tap, range cooker with stainless steel splashback & stainless steel chimney style extractor hood above, integrated washing machine, Necht dishwasher & full height fridge freezer, radiator, eye level cupboard housing Baxi gas boiler, tiled floor, UPVC double glazed windows to side & rear, UPVC part glazed door to side.
Landing	UPVC double glazed window to front, airing cupboard, radiator, dado rail, doors to all bedrooms & bathroom.
Bedroom 1	12'9 (10'8 min) x 9'8 (12'12 max) . UPVC double glazed window to rear, radiator, 2 fitted wardrobes with top cupboards, door to: -
En-Suite	White suite comprising large tiled shower cubicle, close-coupled WC, pedestal hand washbasin with chrome mixer tap & pop-up waste, radiator, shaver point, inset lighting, tiled floor, UPVC double glazed window to side.
Bedroom 2	11'8 x 9'2 . UPVC double glazed window to rear, radiator, dado rail, built in double wardrobe with top cupboards.
Bedroom 3	9' x 7' . UPVC double glazed window to front, radiator, dado rail, built in wardrobe.
Bedroom 4	9'8 (8'8 min) x 6' . UPVC double glazed window to rear, radiator, dado rail, built in wardrobe.
Bathroom	8' x 5'6 (10'2 max) . White suite comprising panelled bath with chrome shower mixer taps, close-coupled WC, pedestal hand wash basin with vanity mirror & top cupboards above, ½ tiled to 3 walls, tiled vanity shelf & sill, double radiator, UPVC double glazed opaque window to front.
Outside	To the front is a low maintenance shingled garden. Block paved driveway providing off street parking for 3 cars & leading to GARAGE with up & over type door. Gated side access to the south-west facing lawn rear garden with shrub beds, block paved patio, outside tap & enclosed by fencing.
Council Tax	Band D: £2,129.59 pa (April 2024 – March 2025).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact.

Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.