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MAYES LANE, RAMSEY

WELL PRESENTED 3 BEDROOM DETACHED CHALET STYLE PROPERTY WITH LOUNGE, DINING ROOM, CONSERVATORY, 60' GARDEN & NO ONWARD CHAIN



PRICE £370,000 FREEHOLD

**** DETACHED CHALET SYLE PROPERTY * GAS C/H *
* 3 DOUBLE BEDROOMS * LOUNGE * DINING ROOM *
* CONSERVATORY * KITCHEN * DOUBLE GLAZING *
* GROUND FLOOR SHOWER ROOM * 1st FLOOR BATHROOM *
* 60' REAR GARDEN * OFF-STREET PARKING * NO CHAIN ****

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Outside storm porch with UPVC entrance door to: -

Entrance Hall	Radiator, wooden floor, airing cupboard, doors to all rooms.
Bedroom 1	12' x 10' (11' max). UPVC double glazed window to front, radiator.
Lounge	12;6 x 13' (11'7 min). UPVC double glazed window to front, radiator, wooden floor.
Dining Room	12' (10'9 min) x 10'5. Radiator, wooden floor, sliding patio doors to: -
Conservatory	10' x 10' max. UPVC double glazed windows to rear & both sides, radiator, tiled floor, UPVC double glazed door to rear garden.
Kitchen	12' x 9'. Fitted units comprising eye level cupboards, work surfaces, base level drawers & cupboards, 1½ bowl sink with chrome mixer tap, built in double oven, ceramic hob & stainless steel chimney style cooker hood, integrated fridge, washing machine & dish washer, inset ceiling lighting, tiled floor, chrome heated towel radiator, cupboard housing gas boiler, part tiled walls, UPVC double glazed window to rear.
Shower Room	7'9 x 5'7. Fully tiled white suite comprising large shower cubicle, vanity hand wash basin with chrome mixer tap & cupboards below, concealed WC, heated towel radiator, tiled floor, shaver point, extractor fan, UPVC double glazed opaque windows to rear.
Study/Hall	12' x 6' (9' max). UPVC double glazed window to side, radiator, stairs to first floor, under stair cupboard.
Stairs & Landing	Double glazed skylight window, doors to all rooms.
Bedroom 2	13'7 x 12' (10' min). UPVC double glazed window to rear, radiator, eaves storage cupboards to both sides.



Bedroom 3	13'7 x 11'6 (9'9' min). UPVC double glazed window to front, radiator, fitted wardrobes to 1 wall, eaves storage cupboards to both sides.
Bathroom	8' x 5'7. Fully tiled white suite comprising panelled bath with chrome shower mixer taps & glazed screen, pedestal hand wash basin, close-coupled WC, radiator, double glazed skylight window.

Outside

To the front is a lawn garden enclosed by walling & fencing. Driveway providing off street parking for 2 vehicles. Double gates from driveway & further gate to opposite side of the property leading to the rear. The attractive rear garden is approx. 60', being lawn with flower & shrub beds, patio area, outside tap, garden shed, summer house, enclosed by fencing, walling & shrubs.



Council Tax

Band D: £2,129.59 pa (April 2024 – March 2025).

EPC to follow...

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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.