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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



REDUCED TO £350,000 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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Mayes Lane, Ramsey, Harwich CO12 5EL...

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: £2,169.98 pa (April 2025 – March 2026).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.