

# COMPASS

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## HEWITT ROAD, RAMSEY

**FOR SALE IS VERY WELL-PRESENTED DETACHED HOUSE WITH 4 DOUBLE BEDROOMS, 19' LIVING ROOM, DINING ROOM, STUDY, EN-SUITE, GARAGE, PARKING & SOLAR PANELS**



## PRICE £425,000 FREEHOLD

- \* WELL-PRESENTED DETACHED HOUSE \* SOLAR PANELS \*
- \* MASTER SUITE WITH DRESSING ROOM & EN-SUITE \*
- \* 3 FURTHER DOUBLE BEDROOMS \* 19' LIVING ROOM \*
- \* DINING ROOM \* KITCHEN \* STUDY \* GAS C/H \*
- \* BATHROOM \* EN-SUITE \* UPVC DOUBLE GLAZING \*
- \* CLOAKROOM \* GARAGE & BLOCK PAVED PARKING \*
- \* KARNDEN FLOORING \* FRONT & REAR GARDENS \*

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)





**Hewitt Road, Ramsey, Harwich CO12 5DZ...**

**Outside storm porch with light & UPVC part glazed entrance door to: -**

<b>Entrance Hall</b>	Karndean flooring, radiator, dado rail, stairs to first floor, doors to all rooms except Study, under stair cupboard.
<b>Cloakroom</b>	Suite comprising close-coupled WC & pedestal hand wash basin, radiator, Karndean flooring, UPVC double glazed opaque window to front.
<b>Living Room</b>	<b>19' x 11'6</b> . UPVC double glazed window to front, 2 radiators, fireplace with solid fuel burner, dado rail, part glazed double doors to: -
<b>Dining Room</b>	<b>13'7 x 10'</b> . UPVC double glazed French doors to rear garden, radiator, laminate floor.
<b>Kitchen</b>	<b>13' 6 x 10'5</b> . Fitted units comprising eye level cupboards, work surfaces, base level drawers & cupboards, range of full height cupboards to 1 wall, range cooker which can remain, large stainless steel cooker hood, white ceramic 1½ bowl single drainer sink unit with chrome mixer tap, tiled splash backs & window sill, cupboard housing gas boiler, integrated dishwasher, plumbing for washing machine, radiator, inset ceiling lighting, Karndean flooring, UPVC double glazed window to rear, part glazed door to: -
<b>Study</b>	<b>9'4 x 8'</b> . UPVC double glazed window to rear, radiator, inset ceiling lighting, Karndean flooring, UPVC part glazed door to rear garden.
<b>Landing</b>	Air conditioning unit, dado rail, loft hatch, airing cupboard, doors to all bedrooms & bathroom.
<b><u>Master Suite</u> Dressing Room</b>	<b>6'7 x 5'3</b> . Open arch to bedroom & door to en-suite.
<b>Bedroom</b>	<b>15'2 x 11'6</b> . UPVC double glazed window to front, radiator, fitted wardrobes & cupboards to 1 wall.
<b>En-Suite</b>	Comprising shower cubicle, close-coupled WC, vanity hand wash basin with chrome mixer tap & cupboard under, radiator, UPVC double glazed opaque window to front.
<b>Bedroom 2</b>	<b>13'3 x 9'12</b> . UPVC double glazed window to rear, radiator, fitted wardrobes & cupboards to 1 wall.
<b>Bedroom 3</b>	<b>13'7 x 8'4</b> . UPVC double glazed window to front, radiator, built in cupboard.
<b>Bedroom 4</b>	<b>11'3 x 7'9</b> . UPVC double glazed window to rear, radiator.
<b>Bathroom</b>	<b>7'6 x 7'6 (5'7 min)</b> . Fully tiled white suite comprising panelled bath with chrome mixer tap & separate shower above with glazed shower screen, close-coupled WC, vanity hand wash basin with chrome mixer tap & pop-up waste, chrome heated towel radiator, tiled floor, UPVC double glazed opaque window to rear.
<b>Outside</b>	To the front is a low maintenance garden with stones & shrubs. Block paved driveway provides off street parking for 2 cars & leads to <b>GARAGE</b> with electric up & over type door, power & lighting, private door to side. Gated side access to the rear garden which approx. 40' x 40' with lawn, shrubs, paved patio area, outside tap & lighting & enclosed by fencing.
<b>Council Tax</b>	Band E: £2,699.91 pa (April 2025 – March 2026).
<b>Note</b>	The property benefits from owned solar panels that we understand from the vendor generates an income of approx. £2000 per annum.





EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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.*