



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**WRABNESS ROAD, HARWICH, CO12 5HB**

**PRICE £450,000**

Welcome to *Cotswood*, a charming bungalow nestled in the picturesque village of Ramsey, boasting idyllic field views from the expansive rear garden. This delightful property features a spacious driveway, providing parking for multiple vehicles, along with the added convenience of a garage.

- Three Bedrooms
- Field Views
- Generous Rear Garden
- Garage & Driveway
- Approx. Quarter Acre Plot
- EPC E

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## OUTSIDE FRONT

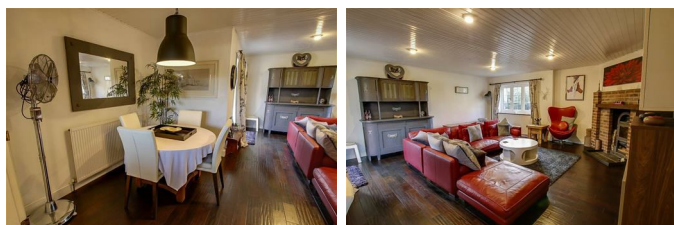


## PORCH

## HALLWAY

## LOUNGE/DINER

18'10" x 16'7" (5.74m x 5.05m)



## KITCHEN

20'7" x 11'9" (6.27m x 3.58m)



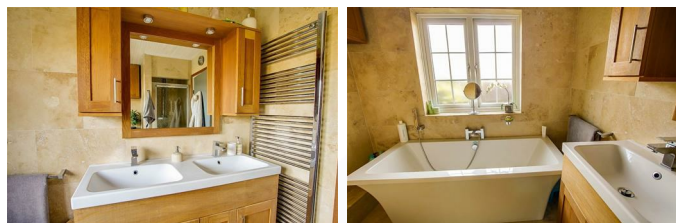
## UTILITY ROOM

11'9" x 6' (3.58m x 1.83m)



## BATHROOM

8'5" x 6' (2.57m x 1.83m)



## BEDROOM ONE

12'4" x 11' (3.76m x 3.35m)



## BEDROOM TWO

9'9" x 9'1" (2.97m x 2.77m)



purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### 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.

## BEDROOM THREE

11'x8'5" (3.35mx2.57m)



## OUTSIDE REAR



### Additional Information Clacton

Council Tax Band:-E

Heating: Oil Heating

Seller's Position: Needs to find

Garden Facing: West

### AML

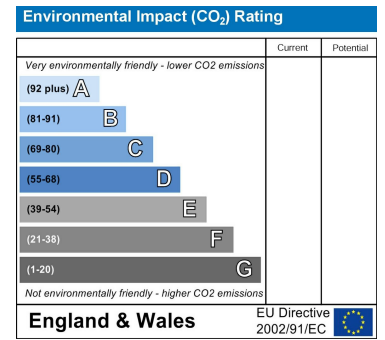
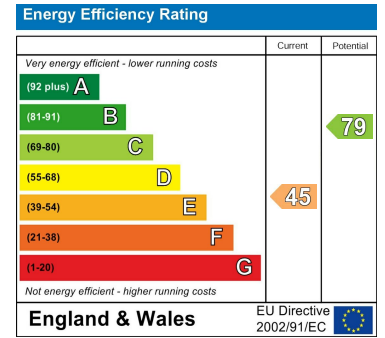
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective

## Map

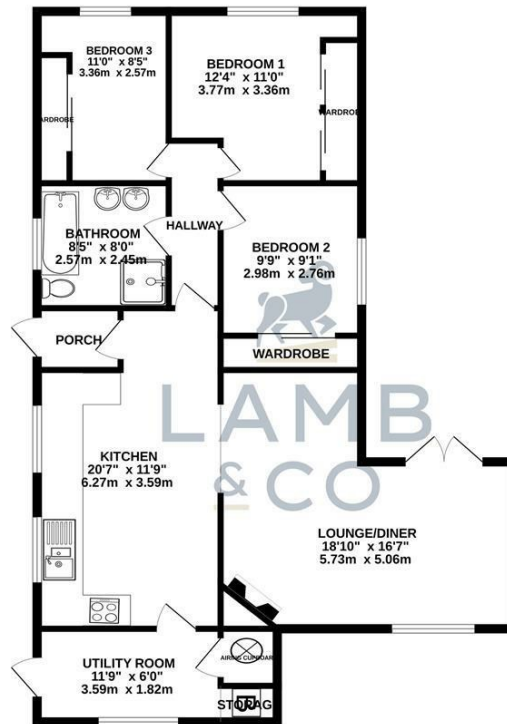


## EPC Graphs



## Floorplan

GROUND FLOOR  
1018 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used to such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.