



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



**PADDOCKS LANE, RAMSEY, CO12 5FQ**

**PRICE £325,000**

**\*\* AVAILABLE WITH 'OWN NEW' OFFERING REDUCED MORTGAGE RATES OR LOWER DEPOSIT\*\***

'The Paddocks' is a contemporary development on the edge of Ramsey. All properties on the site are sold with Garages, Driveways, EV charging facilities, Modern-Timber Framed Building Specs, High Energy Performance, Integrated Appliances, Turf & Flooring included, and 10 Year Warranties as standard.

- Three Bed Detached House
- 10 Year Build Zone Warranty
- Garage & Driveway
- Ready to Move-In
- Flooring & Turf Included
- Assisted Move Options (Enquire for more information)
- Contemporary Design
- Energy Efficient - Low Running Costs (EPC B)



[enq@lambandcoproperty.co.uk](mailto:enq@lambandcoproperty.co.uk) [www.lambandcoproperty.co.uk](http://www.lambandcoproperty.co.uk)

Residential | Lettings | Financial Services | Land & New Homes

## \*OWN NEW

This plot is available with the 'Own New' scheme. Offering two choices to buyers who require a mortgage.

Rate Reducer - Access exclusive discounted mortgage rates meaning your monthly payments are less for the initial term resulting in more pounds in your pocket!

Deposit Drop - Buy with a smaller deposit meaning you can get into your new home faster!

There are no additional fees and you will own 100% of your home, buyers will need to meet eligibility criteria as with a standard mortgage. For further information please contact us and we would be happy to arrange a free initial consultation with an approved mortgage broker without any obligation.

## LOCATION

Situated in the ever popular and picturesque village of Ramsey. An area in high demand due to its beautiful countryside walks and landscapes, as well as it's well-connected transport links. Historic Harwich is within close proximity, presenting some enjoyable eateries, bars, shops and various other appealing amenities.

Ideally located within three miles of both Dovercourt and Wrabness train stations offering links into London Liverpool Street, and easy access to the A120 enabling routes to Braintree, Stanstead airport, and Colchester via the A12. Ferry Crossings from Harwich have networks to Suffolk areas making for brilliant family days out, and further afield to La Hague in Holland for those more adventurous.

## PLOT 3 - ACCOMMODATION

### ENTRANCE HALL

### WC

4'10" x 3'0" (1.48 x 0.92)

### LOUNGE

16'8" x 9'9" (5.1 x 2.99)

### KITCHEN DINER

17'6" x 12'7" (5.35 x 3.86)

### FIRST FLOOR

### BEDROOM 1

9'10" x 9'9" (3.02 x 2.99)

### EN-SUITE

7'5" x 5'5" (2.28 x 1.67)

### BEDROOM 2

12'7" x 9'9" (3.86 x 2.99)

### BEDROOM 3

12'7" x 7'5" (3.86 x 2.28)

### BATHROOM

6'11" x 6'1" (2.11 x 1.86)

### ESTATE CHARGE

Estate charge will be applicable of £220 PA (estimated)

### INCENTIVES

Ask about our incentive package worth up to £10,000. T's & C's apply.

### AGENTS NOTES

1) Images used are computer generated and intended for representation only, final appearance may vary.

### ANTI-MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

### NEW HOMES QUALITY CODE

The developer is registered with the New Homes

Quality Board (NHQB). A copy of the consumer code is available upon request.

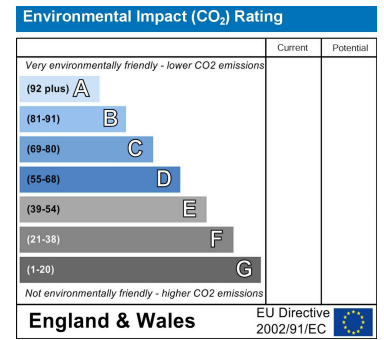
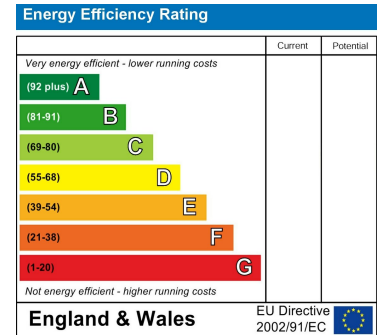




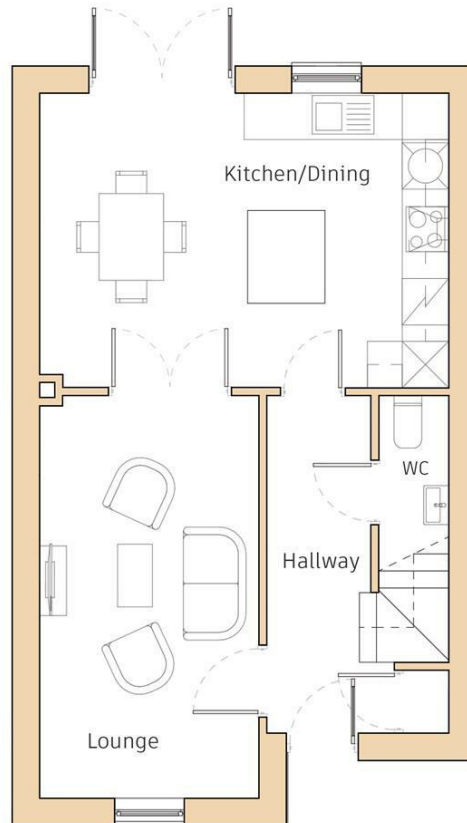
## Map



## EPC Graphs



## Floorplan



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.