



# RE/MAX

PROPERTY HUB



**20 The Street, Harwich, CO12 5HL**

**£250,000**

**\*\* Guide Price £250,000 - £260,000 \*\***

A Semi-Detached Cottage full of charm and character, nestled in the heart of Ramsey Village, offering 2 double bedrooms, 2 reception rooms, 24ft lounge with log burner, kitchen, galleried first floor landing, bathroom and fully enclosed rear garden, double glazing and gas central heating

Council Tax: B

EPC: D

Part glazed entrance door opens to:

#### **Kitchen 10'2" x 8'2" (3.12 x 2.50)**

Fitted with a range of wall and base units, built in oven, hob with extraction, spaces for washing machine, fridge freezer and dishwasher, wall mounted boiler and window to side aspect, with door leading to lounge

#### **Dining Room 11'9" x 8'2" (3.60 x 2.49)**

With double glazed french style doors to rear garden, door to lounge

#### **Lounge 23'9" x 10'9" (7.24 x 3.29)**

With exposed brick fireplace housing multifuel log burner, window and glazed door to rear aspect

#### **Galleried Landing Area 8'5" x 6'11" (2.59 x 2.11)**

Light and spacious with window to side aspect

#### **Bathroom 8'6" x 5'8" (2.60 x 1.75)**

Suite comprising panelled bath with overhead shower, pedestal sink, corner low level WC, heated towel rail and obscured window to side aspect

#### **Bedroom 1 12'4" x 10'0" (3.78 x 3.05)**

With built in wardrobe and double glazed window to rear aspect

#### **Bedroom 2 11'4" x 8'2" (3.47 x 2.50)**

With double glazed window to rear

#### **Outside Areas:**

The property is accessed via a shared pathway with entrance door to the side of the home, a wooden gate allows access to the rear garden

The rear garden is fully enclosed and has a paved patio area leading to a lawned area with established shrubs and fruit trees with a summer house and greenhouse to the rear of the garden

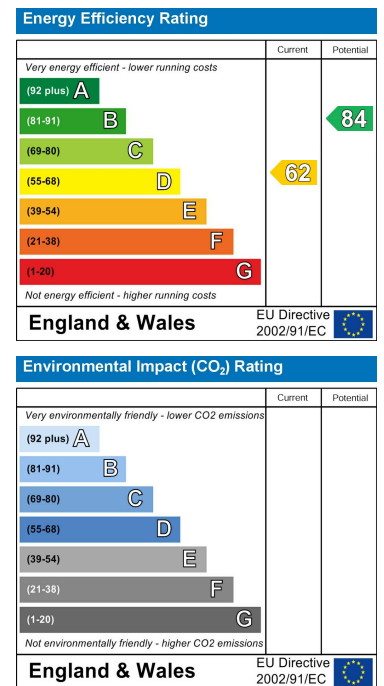
# Floor Plan



# Area Map



# Energy Efficiency Graph



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Tending,  
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