



LAMB & CO

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## PADDOCKS LANE, HARWICH, CO12 5EW

PRICE £425,000

**\*\* 5% DEVELOPER CONTRIBUTION - Ts & Cs Apply \*\*** Welcome to the final phase of 'Paddocks Lane' an exclusive collection of detached four and five bedroom houses on the outskirts of the village of Ramsey. The houses are now build complete and ready to move in. The Eriksay is a four bedroom detached house offering 1,503 Sq Ft of accommodation plus garage and driveway with an Energy Rating of 'A'. (Plot 15) (internal photos from a different plot).

- Four Bedroom Detached House
- 10 Year Build Zone Warranty
- Garage & Driveway
- New Build 2024
- 'Own New' Available (Enquire for more information)
- EPC A
- Ready to Move-In
- Flooring & Turf Included



Sales | Lettings | Commercial | Land & New Homes  
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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## Specification

- Solar Panels
- EV Charger
- Flooring & Turf Included
- Chrome heated towel rail
- Contemporary style kitchens with soft close doors and drawers
- Integrated Fridge/Freezer, Oven/Hob & Dishwasher

## Entrance Hall

## Kitchen/Dining

20'5" x 16'9" (6.22m x 5.11m )

## Utility

11'3" x 5'6" (3.43m x 1.68m )

## Lounge

14'3" x 12'3" (4.34m x 3.73m )

## W/C

5'0" x 3'0" (1.52m x 0.91m )

## Landing

## Bedroom One

17'0" x 10'2" (5.18m x 3.10m )

## Ensuite

7'3" x 6'6" (2.21m x 1.98m )

## Bedroom Two

13'3" x 7'3" (4.04m x 2.21m )

## Bedroom Three

12'6" x 11'8" (3.81m x 3.56m )

## Bedroom Four

12'6" x 8'9" (3.81m x 2.67m )

## Bathroom

7'10" x 6'2" (2.39m x 1.88m )

## Garden

## Front Aspect

## Rear Aspect

## Reservation Process

Reservation fee of £1,000 payable upon acceptance of offer. This will be deducted from the purchase price on completion. Buyers are expected to exchange within 12 weeks of reservation. Should you withdraw from the purchase, the developer reserves the right to deduct reasonable administrative costs from the reservation fee with the balance being returned to you.

## Additional Info

Council Tax Band: E

Heating: Gas- Underfloor to Ground Floor, Radiator to First Floor

Services: Mains

Broadband: Ultrafast Fibre

Mobile Coverage: EE, Three, Vodafone-Limited, O2-Likely

Construction:

Restrictions:

Rights & Easements:

Flood Risk: Rivers & Sea-Very Low, Surface Water-Very Low

Additional Charges: Annual Service Charge-£242.91

Seller's Position: No Onward Chain

Garden Facing: South

## 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.

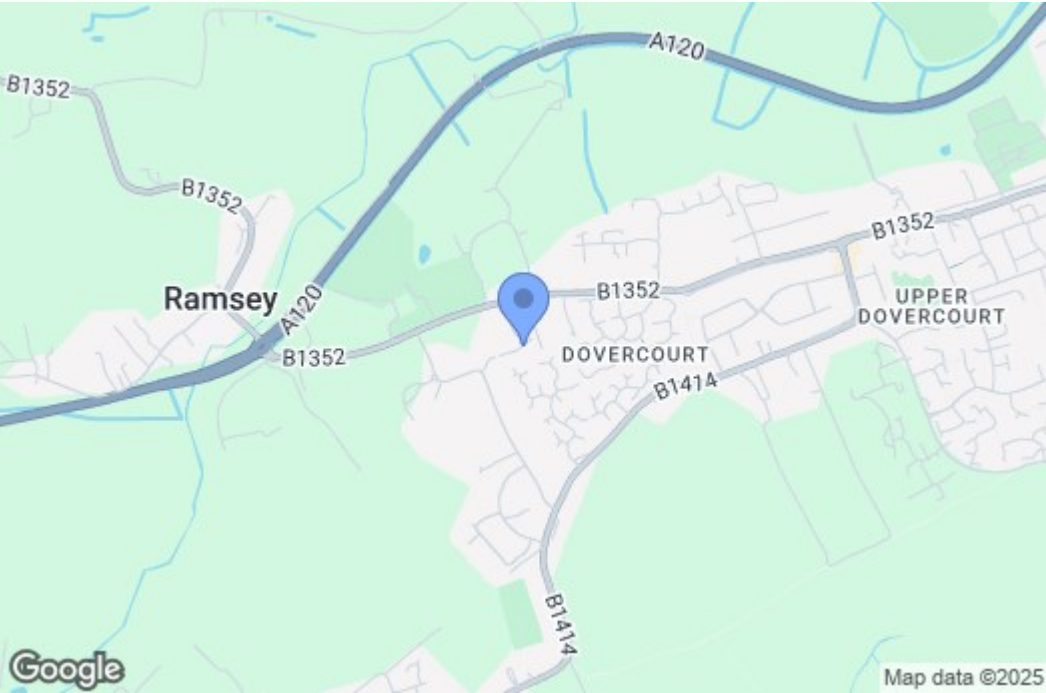
## AML

## ANTI-MONEY LAUNDERING REGULATIONS 2017

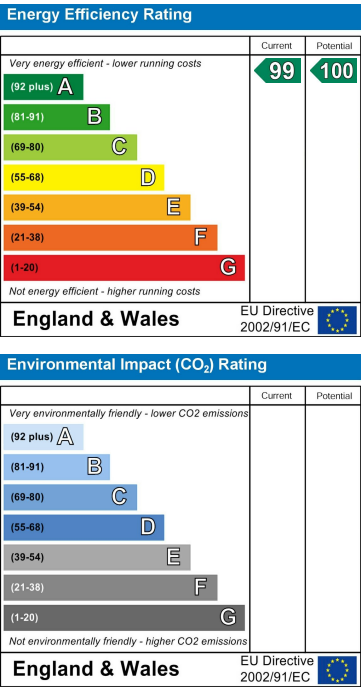
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



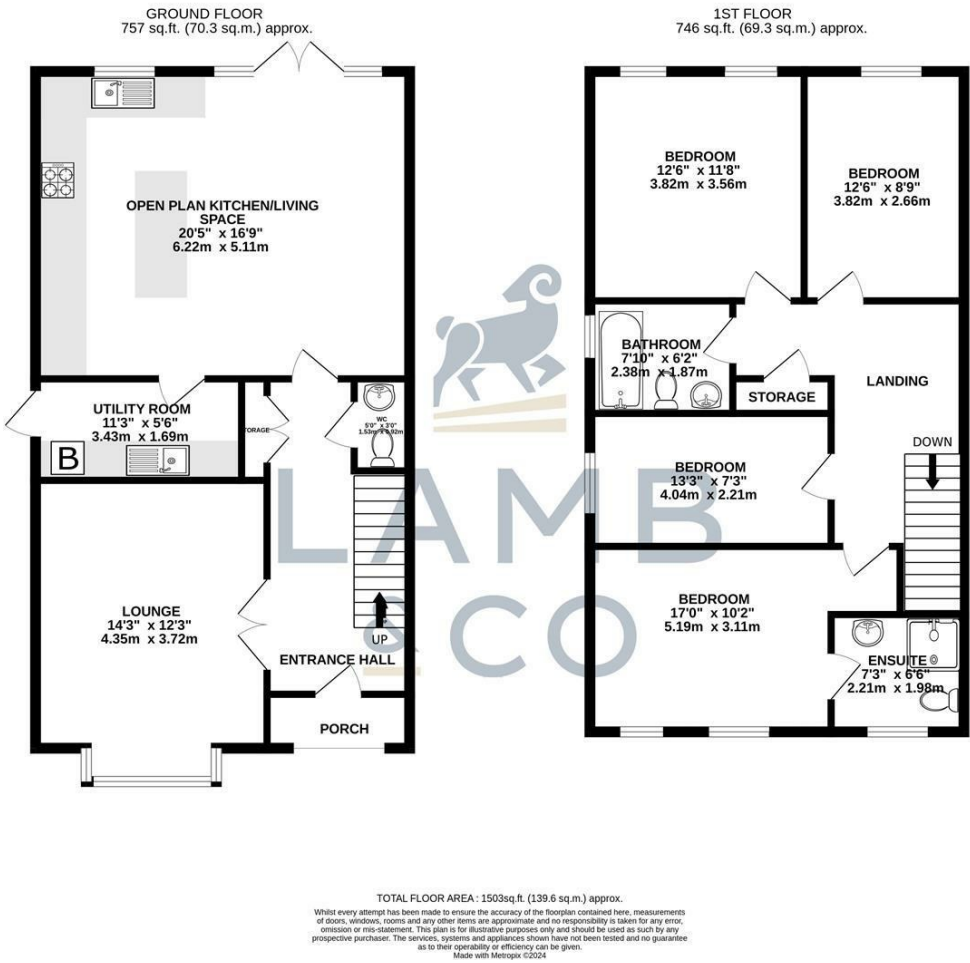
Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.