

Ramsey Road, Harwich CO12 4RJ



## welcome to

## **Ramsey Road, Harwich**

A three bedroom semi-detached house situated in a popular location close to local shops and schools. NO ONWARD CHAIN.

#### **Entrance Hall**

UPVC double glazed front door, understairs cupboard, stairs to first floor.

#### Lounge

11' 6" max x 12' 1" max ( 3.51m max x 3.68m max ) UPVC double glazed window to front, fireplace, double doors from dining room.

#### **Dining Room**

11' 3" x 10' 8" ( 3.43m x 3.25m ) Radiator, feature fireplace, opens to kitchen, double doors to lounge, UPVC double glazed French doors to rear leading to garden.

#### Kitchen

6' 9" x 8' 1" ( 2.06m x 2.46m ) Matching wall and base units with roll-edge work top and tiled splashbacks, integrated cooker and hob, one and a half bowl composite sink with mixer and drainer, UPVC double glazed windows to side and rear, space for washing machine.

#### **First Floor Landing**

UPVC double glazed window to side, loft access.

### **Bedroom One**

12' 2" max x 10' 9" max ( 3.71m max x 3.28m max ) UPVC double glazed bay window to front, radiator.

**Bedroom Two** 11' 9" max x 11' 7" max ( 3.58m max x 3.53m max ) UPVC double glazed window to rear, radiator.

### **Bedroom Three**

6' 7" x 6' 9" ( 2.01m x 2.06m ) Radiator, UPVC double glazed window to front.

#### Bathroom

Low level WC, vanity sink, radiator, part tiled walls, shower cubicle, bath, obscure window to rear.

#### Outside

To the front of the property there is a low wall with gate and path to front door and is laid to lawn with shared drive to rear leading to garage with up and over door. The rear garden has patio area, lawn area.









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## **Ramsey Road, Harwich**

- Semi-Detached House
- 3 Bedrooms
- Two Receptions
- Shared Driveway with Access to Garage
- No Onward Chain

Tenure: Freehold EPC Rating: D

# £210,000



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Please note the marker reflects the postcode not the actual property



Property Ref: HAW109434 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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