



**Capri Ramsey Road, Harwich CO12 4TF**



**welcome to**

**Capri Ramsey Road, Harwich**

A FULLY MODERNISED AND REFURBISHED four bedroom detached family home offered with NO ONWARD CHAIN. The property is beautifully presented throughout and benefits from driveway and garage and is located ideally for local shops and schools.....



### Entrance Hall

Composite front door, stairs to first floor, door to study.

### Study

12' 8" x 8' 9" ( 3.86m x 2.67m )

UPVC double glazed window to front, radiator, feature fireplace.

### Lounge

20' 9" x 10' 7" ( 6.32m x 3.23m )

UPVC double glazed window to front, radiator, double doors to Kitchen.

### Kitchen/ Diner

24' 6" x 7' 1" ( 7.47m x 2.16m )

Base units with marble worktop, tiled splashback, space for cooker and fridge/freezer, two butler sinks with mixer taps, radiator, window to rear, spotlights, sky light, French doors to rear garden.

### Dining Area

16' 2" x 12' 2" ( 4.93m x 3.71m )

Sky light, spotlights, UPVC double glazed window to rear, two radiators, double doors from Lounge.

### Utility/ Cloakroom

Low level WC, wash hand basin, heated towel rail, space for white goods appliances.

### First Floor Landing

#### Bedroom One

14' 2" max x 13' 4" max ( 4.32m max x 4.06m max )

UPVC double glazed window to front, radiator.

#### Bedroom Two

10' 8" x 9' 9" ( 3.25m x 2.97m )

UPVC double glazed window to front, radiator.

#### Bedroom Three

7' 8" x 9' ( 2.34m x 2.74m )

UPVC double glazed window to rear, radiator, fitted wardrobes.

#### Bedroom Four

9' 5" x 7' 6" ( 2.87m x 2.29m )

UPVC double glazed window to rear, radiator.

### Bathroom

Bath with mixer taps and shower over, spotlights, heated towel rail, low level WC, vanity sink, storage cupboards, tiled walls, obscure UPVC double glazed window to rear.

### Outside

The front garden has block paved driveway with EV charging point and side access to the rear garden.

The garage has an up and over door. The rear garden comprises of a patio area and is mainly laid to lawn with side access, decking area and door leading to office.

### Office

16' 6" x 9' 7" ( 5.03m x 2.92m )

Power and light.

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



**view this property online** [williamhbrown.co.uk/Property/HAW109589](http://williamhbrown.co.uk/Property/HAW109589)



**welcome to**

## **Capri Ramsey Road, Harwich**

- Fully Refurbished Detached House
- 4 Bedrooms
- Lounge & Kitchen/Diner
- Study
- Driveway, Garage & EV charging point

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAW109589](https://williamhbrown.co.uk/Property/HAW109589)



Property Ref:  
HAW109589 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01255 503125**



[Harwich@williamhbrown.co.uk](mailto:Harwich@williamhbrown.co.uk)



280-282 High Street, Dovercourt, HARWICH,  
Essex, CO12 3PD



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**