



Mayes Lane, Ramsey Harwich CO12 5EJ

welcome to

Mayes Lane, Ramsey Harwich

This stunning detached three bedroom bungalow offers bright and spacious accommodation throughout. and must be viewed to be appreciated. Set back from the road with a south-west facing garden, summerhouse, conservatory and plenty of off road parking.



Entrance Hall

UPVC double glazed front door, radiator.

Lounge

20' 3" into bay x 12' 3" (6.17m into bay x 3.73m)

TWO UPVC double glazed bay windows to front with shutters, two radiators, oak flooring, open brick fireplace.

Kitchen/ Diner

19' 6" x 10' 5" (5.94m x 3.17m)

Space for cooker, washing machine and fridge/freezer, wall mounted boiler, spotlights, UPVC double glazed windows to side and rear, UPVC double glazed patio doors leading to conservatory, one and a half bowl sink and drainer, oak flooring, radiator.

Conservatory

9' 2" x 8' 1" (2.79m x 2.46m)

Brick and UPVC, oak flooring, UPVC double glazed French doors leading to garden.

Bedroom One

14' 8" max x 9' 4" max (4.47m max x 2.84m max)

UPVC double glazed bay window to front with shutters, fitted wardrobes, radiator.

En-Suite

Shower cubicle, heated towel rail, spotlights, extractor fan, pedestal wash hand basin, low level WC, fully tiled walls.

Bedroom Two

10' 6" x 8' 7" (3.20m x 2.62m)

UPVC double glazed window to rear, radiator.

Bedroom Three

9' 9" max x 7' 2" max (2.97m max x 2.18m max)

Two UPVC double glazed windows to side, radiator.

Bathroom

Heated towel rail, vanity sink, low level WC, obscure UPVC double glazed window to side, free standing bath with mixer taps and shower attachment, loft

access.

Outside

The rear garden is South West facing and has a summer house and shed both with power and light, the garden is fully enclosed garden with patio area, lawn area and side access. To the front of the property there is a block paved driveway.



view this property online williamhbrown.co.uk/Property/HAW108467



welcome to

Mayes Lane, Ramsey Harwich

- Detached Bungalow
- 3 Bedrooms
- Conservatory
- En-Suite & Bathroom
- Off Road Parking & South West Facing Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HAW108467](https://www.williamhbrown.co.uk/Property/HAW108467)



Property Ref:
HAW108467 - 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



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



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