









welcome to

Kingsford Wrabness Road, Ramsey Harwich

GUIDE PRICE £450,000-£475,000

Located in the popular village of Ramsey this spacious four bedroom detached chalet bungalow offers versatile living accommodation and occupies an envious plot.













Entrance Hall

Stairs to first floor, entrance door.

Lounge

18' x 15' 10" (5.49m x 4.83m)

Feature gas burner, UPVC double glazed doors to rear, UPVC double glazed window to side, two radiators.

Dining Room

10' x 11' 9" (3.05m x 3.58m)

UPVC double glazed window to side, radiator, (Potential to be a fifth bedroom).

Kitchen/ Diner

12' 10" x 23' 9" (3.91m x 7.24m)

Range of matching base and eye level units and worktop, central island, sink and drainer, tiled splashback, integrated microwave and double oven and extractor fan, space for appliances, log burner, UPVC double glazed window to rear, UPVC double glazed door to rear garden.

Bathroom

Free standing bath, low level WC, walk in shower, vanity sink, spotlights, extractor fan.

Bedroom Three

11' 7" x 11' 9" (3.53m x 3.58m)

UPVC double glazed windows to front and side, radiator, built in wardrobe.

Bedroom Four

9' 10" x 11' 10" (3.00m x 3.61m)

UPVC double glazed windows to front and side, radiator.

First Floor Landing

Airing cupboard, skylight, loft access.

Bedroom Two

11' 3" x 13' 5" (3.43m x 4.09m)

UPVC double glazed window to front, radiator, storage cupboard, access to eaves.

Bedroom One

15' 6" max x 10' 3" max (4.72m max x 3.12m max) UPVC double glazed window to rear, radiator, storage cupboard.

Cloakroom

Low level WC, wash hand basin.

Outside

The rear garden comprises of patio area, lawn area, pergola, workshop, green house, two sheds and access to side. To the front of the property there is a driveway providing ample off road parking leading to garage.

Garage

19' 9" x 10' 8" (6.02m x 3.25m) Up and over door, boiler.





welcome to

Kingsford Wrabness Road, Ramsey Harwich

- Detached Chalet Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- Good Size Rear Garden
- Ample Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

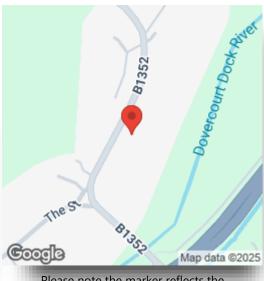
guide price

£450,000 - £475,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HAW109957 - 0005 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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