









welcome to

Mayes Lane, Ramsey Harwich

Located in a sought after location and offered with NO ONWARD CHAIN is this WELL PRESENTED & SPACIOUS three bedroom detached house benefiting from LARGE DRIVEWAY and approximately 300ft rear garden. The property is within close proximity of local shop and primary school













Entrance Porch

Entrance door, window to side, door into:-

Hallway

Stairs to first floor, window to side, understairs storage.

Lounge

14' 2" max x 13' 1" (4.32m max x 3.99m) UPVC double glazed bay window to front, radiator, feature fireplace.

Dining Room

13' max x 11' 9" max (3.96m max x 3.58m max) UPVC double glazed window to side, feature gas fireplace, opens to:-

Kitchen

9' 7" x 9' 9" (2.92m x 2.97m)

Matching wall and base units, roll-edge work top, tiled splashback, space for cooker, stainless steel sink with mixer tap and draining board, UPVC double glazed window to rear, spotlights.

Rear Lobby

Storage cupboard, UPVC double glazed obscure door leading to rear garden.

Utility Room

Plumbing for washing machine, low level WC, wash hand basin, heated towel rail, sink with mixer taps, obscure UPVC double glazed window to rear.

First Floor Landing

UPVC double glazed windows to front and side.

Bedroom One

13' 1" max x 14' 2" max (3.99m max x 4.32m max) UPVC double glazed window to front, radiator.

Bedroom Two

10' x 12' (3.05m x 3.66m)

UPVC double glazed window to side, radiator, loft access which is part boarded and insulated.

Bedroom Three

9' 10" x 9' 7" (3.00 m x 2.92 m) UPVC double glazed window to rear, radiator, loft access.

Bathroom

Pedestal wash hand basin, low level WC, shower cubicle, fully tiled, radiator, double glazed windows to side and rear.

Outside

The front garden benefits from a large block driveway to the front and side of the property providing ample off road parking. There is a low brick wall and picket fence. Double gates lead to the rear garden. The rear garden has a patio area with path and flowerbeds leading to lawn of approximately 300ft with mature plants and shrubs, trees. There is a garage with power and light.





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Mayes Lane, Ramsey Harwich

- Well Presented Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking for Several Vehicles & Garage
- Approx 300ft Rear Garden

Tenure: Freehold EPC Rating: Awaited

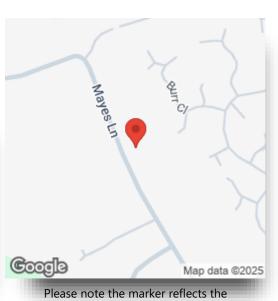
Council Tax Band: C

£385,000









postcode not the actual property

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Property Ref: HAW110080 - 0003 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

Harwich@williamhbrown.co.uk

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



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.