



Clayton Road, Ramsey Harwich CO12 4TJ

welcome to

Clayton Road, Ramsey Harwich

A three bedroom semi-detached house situated in a popular location and OFFERED WITH NO ONWARD CHAIN. The property benefits from two reception rooms and OFF ROAD PARKING.



Entrance Porch

UPVC double glazed entrance porch.

Entrance Hall

Obscure front door, stairs to first floor, radiator, cupboard understairs, storage cupboard.

Lounge

23' 4" max x 11' 8" max (7.11m max x 3.56m max)
UPVC double glazed window to front, UPVC double glazed patio doors to rear, radiator.

Kitchen

15' 9" x 8' 10" (4.80m x 2.69m)
Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink and drainer, matching wall and base units, integrated cooker, hob and fridge/freezer, UPVC double glazed window to rear, two windows to side, radiator.

Reception Room/Snug/Office

15' 5" x 8' (4.70m x 2.44m)
Garage conversion. UPVC double glazed window to front, radiator.

First Floor Landing

Airing cupboard housing water tank, loft access with ladder, UPVC double glazed window to side.

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)
UPVC double glazed window to front, radiator, storage cupboard.

Bedroom Two

12' 3" x 9' 8" (3.73m x 2.95m)
UPVC double glazed window to rear, storage cupboard, radiator.

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)
UPVC double glazed window to front, radiator.

Bathroom

Bath with mixer tap and shower over, fully tiled,

pedestal wash hand basin, low level WC, radiator, obscure UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn area, driveway and gate to rear garden. The rear garden comprises of a patio area, lawn area and a brick shed.



view this property online williamhbrown.co.uk/Property/HAW110011



welcome to

Clayton Road, Ramsey Harwich

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

£250,000



view this property online williamhbrown.co.uk/Property/HAW110011

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.



Property Ref:
HAW110011 - 0003



Please note the marker reflects the
postcode not the actual property

 william h brown



01255 503125



Harwich@williamhbrown.co.uk



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



williamhbrown.co.uk