LAMB & CO

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Inspired by property, driven by passion.

PADDOCKS LANE, HARWICH, CO12 5FQ

PRICE £465,000

Welcome to the final phase of 'Paddocks Lane' an exclusive collection of detached four and five bedroom houses on the outskirts of the village of Ramsey. The houses are now build complete and ready to move in. The Shire is a four bedroom detached house offering 1,733 Sq Ft of accommodation plus garage and driveway with an Energy Rating of 'A'. (Plot 14).

- Four Bedroom Detached House
- New Build 2024
- Ready To Move-In
- 10 Year Build Zone Warranty
- 'Own New' Available (Enquire for more information)
- Flooring & Turf Included
- Garage & Driveway
- EPC A

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Specification

- Solar Panels
- EV Charger
- Oak Doors
- Quartz Worktops
- Flooring & Turf Included
- Chrome heated towel rail
- Contemporary style kitchens with soft close doors and drawers
- Integrated Fridge/Freezer, Oven/Hob & Dishwasher

Entrance Hall

Kitchen/Dining

16'6" x 16'0" (5.03m x 4.88m)

Utility

9'5" x 6'0" (2.87m x 1.83m)

Lounge

27'4" x 13'0" (8.33m x 3.96m)

W/C

4'10" x 3'0" (1.47m x 0.91m)

Office

11'0" x 9'5" (3.35m x 2.87m)

Landing

Bedroom One

16'8" x 6'0" (5.08m x 1.83m)

Ensuite

9'0" x 5'5" (2.74m x 1.65m)

Bedroom Two

14'7" x 9'5" (4.45m x 2.87m)

Bedroom Three

12'10" x 9'5" (3.91m x 2.87m)

Bedroom Four

9'5" x 7'7" (2.87m x 2.31m)

Bathroom

8'0" x 5'7" (2.44m x 1.70m)

Garden

Front Aspect

Rear Aspect

Additional Info

Council Tax Band: F
Heating: Gas- Underfloor to Ground Floor, Radiator to First Floor
Services: Mains
Broadband: Ultrafast Fibre
Mobile Coverage: EE, Three, Vodaphone-Limited, O2-Likely
Construction:
Restrictions:
Rights & Easements:
Flood Risk: Rivers & Sea- Very Low, Surface Water- Very Low
Additional Charges: Annual Service Charge- £281.40
Seller's Position: No Onward Chain
Garden Facing: South

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

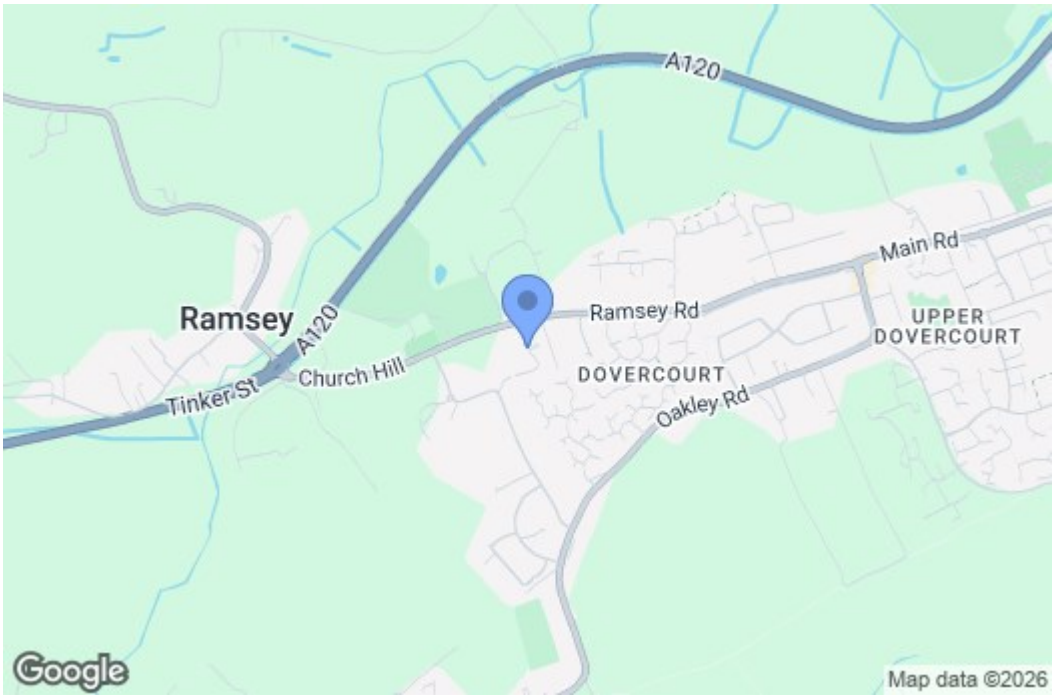
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence

documentation once entering into negotiations for a property.

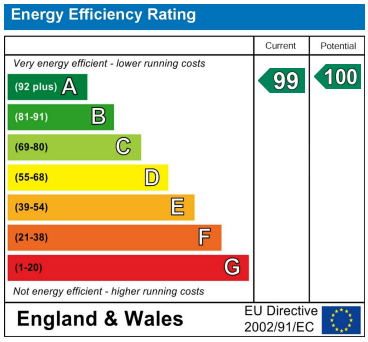
Reservation Process

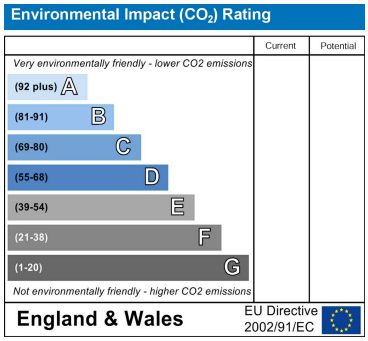
Reservation fee of £1,000 payable upon acceptance of offer. This will be deducted from the purchase price on completion. Buyers are expected to exchange within 12 weeks of reservation. Should you withdraw from the purchase, the developer reserves the right to deduct reasonable administrative costs from the reservation fee with the balance being returned to you.

Map

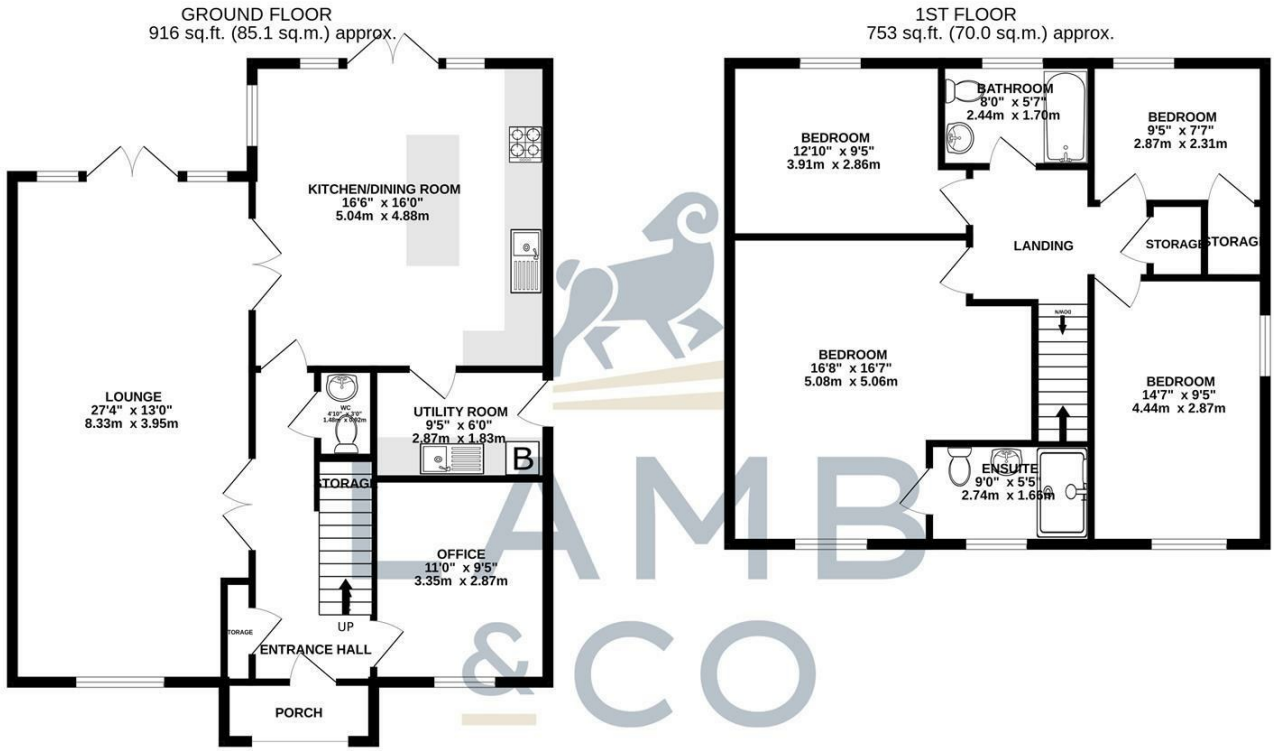


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1733sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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