Some View Church Hill,Ramsey HARWICH CO12 5EU

william h brown

welcome to

Some View Church Hill, Ramsey HARWICH

Guide Price £540,000 - £560,000 A stunning four bedroom detached chalet situated in a popular location benefiting from two en-suites, family bathroom as well as three reception rooms lovely rear garden with outside garden room. The property has ample off road parking to the front.

Entrance Hall
Composite front door.

Study
UPVC double glazed window to front, radiator.

Cloakroom
Low level WC, stainless steel sink with mixer taps and draining board, heated towel rail, extractor fan, space for washing machine.

Lounge
French doors to rear leading to garden, feature fireplace, UPVC double glazed windows to side and rear, radiator, door into snug.

Snug
UPVC double glazed window to rear, UPVC double glazed French doors to front.

Kitchen
Matching wall and base units with square edge work top and breakfast bar, space for cooker, dishwasher, fridge and freezer,one and a half bowl ceramic sink and drainer, radiator, UPVC double glazed window to rear, spotlights.

Rear Lobby
Obscure UPVC double glazed window to rear, UPVC double glazed door to rear garden.

Bedroom Two
UPVC double glazed window to rear, radiator.

Bedroom Three
UPVC double glazed window to front, radiator.

En-Suite
Walk in shower, UPVC double glazed obscure window to side, low level WC, wash hand basin.

Bathroom
Low level WC, wash hand basin, free standing bath, shower cubicle, obscure UPVC double glazed window to rear, heated towel rail, part tiled walls.

First Floor
Bedroom One
Sky light, radiator, Juliet balcony.

Dressing Room Area
Radiator, spotlights.

En-Suite
Low level WC, shower cubicle, vanity sink, sky light, spotlights, radiator.

Outside
To the front of the property there is an electric gate to driveway opening to a spacious parking area with access to the rear garden. The rear garden has a patio area leading to lawn and a door leading to an outbuilding with power and light connected and is currently set up as a snug garden room.

welcome to

Some View Church Hill, Ramsey HARWICH

- Stunning Detached Chalet Home
- 4 Bedroom
- 3 Receptions
- Cloakroom, 2 En-Suites & Bathroom
- Ample Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£540,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110697

The Property Ombudsman

Property Ref:
HAW110697 - 0011

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

01255 503125

Harwich@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.