



Clayton Road, Ramsey Harwich CO12 4TJ

welcome to

Clayton Road, Ramsey Harwich

A WELL PRESENTED three bedroom semi-detached house that offers spacious accommodation throughout, located ideally for local schools as well as local shops. The property benefits from DRIVEWAY & GARAGE.



Entrance Porch

UPVC double glazed entrance porch.

Entrance Hall

UPVC double glazed front door, storage heater.

Lounge/ Diner

23' 3" max x 11' 9" (7.09m max x 3.58m)

Two storage heaters, UPVC double glazed window to front, UPVC double glazed French doors leading to rear garden.

Kitchen

15' 6" x 8' 9" (4.72m x 2.67m)

Matching wall and base units with roll-edge work top and tiled splashback, stainless steel sink with mixer tap and draining board, integrated double oven, hob and hood, space for washing machine and fridge/freezer, UPVC double glazed window to rear, two UPVC double glazed windows to side, UPVC double glazed door to rear garden, storage heater.

First Floor Landing

UPVC double glazed window to side, access to loft, storage cupboard.

Bedroom One

11' 3" x 8' 5" (3.43m x 2.57m)

UPVC double glazed window to front, storage heater, storage cupboard.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

UPVC double glazed window to rear, storage cupboard, storage heater.

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m)

UPVC double glazed window to front, storage heater, storage cupboard.

Bathroom

Fully tiled, low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, heated towel rail, obscure UPVC double glazed window to

rear.

Outside

To the front of the property there is a driveway leading to garage. The rear garden has patio area, lawn, garden shed and is fully enclosed.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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welcome to

Clayton Road, Ramsey Harwich

- Semi-Detached House
- 3 Bedrooms
- Lounge/Diner
- Driveway & Garage
- Well Presented

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109078 - 0004

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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