

The Eriksay, The Paddocks, Ramsey Road,
Ramsey, Harwich CO12 5EW

william
h brown

welcome to

The Eriksay, The Paddocks, Ramsey Road, Ramsey, Harwich

THE ERIKSAY - A stylish 4-bedroom home offering spacious open plan kitchen/dining room, separate lounge/ family room and study with convenient ground floor cloakroom and utility. En-suite shower room to master bedroom GARAGE & DRIVEWAY PARKING















Agent's Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments or the general surrounding areas and not specific to this plot and may differ from the finished development.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

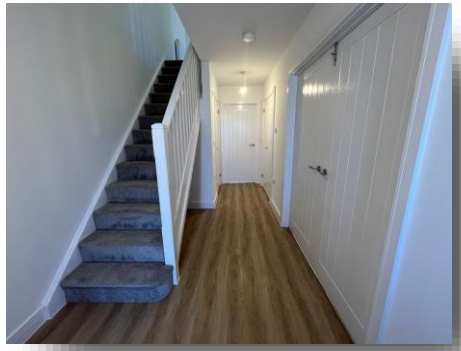
welcome to

The Eriksay The Paddocks, Ramsey Road, Ramsey Harwich

- 1496 SQFT
- Garage and Driveway Parking
- Separate Lounge/Family Room
- 10 Year Build Zone Warranty
- En-Suite Bathroom

Tenure: Freehold EPC Rating: A

£425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HAW110956

The Property Ombudsman

Property Ref:
HAW110956 - 0002

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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