



# RE/MAX

## PROPERTY HUB



**25 Ramsey Road, Harwich, CO12 4RJ**

**Price £230,000**

Looking for a project/investment property? \*\* Available now with NO ONWARD CHAIN \*\* Situated in a popular area, this pleasant 3 bedroom semi-detached home offers lounge, kitchen/diner, sunroom, 3 bedrooms, bathroom, off road parking plus a shared driveway allowing access to the fully enclosed rear garden, close to schools, shops and local amenities

Early viewing is advised

## Entrance Porch

Lounge 17'8" x 11'5" (5.39 x 3.48)

Kitchen/Diner 17'7" x 11'0" (5.38 x 3.36)

Sunroom 17'11" x 6'11" (5.48 x 2.11)

Bedroom 1 12'0" x 10'10" (3.66 x 3.31)

Bedroom 2 11'5" x 11'1" (3.48 x 3.39)

Bedroom 3/Study 6'11" x 6'7" (2.11 x 2.01)

Bathroom 5'10" x 4'10" (1.80 x 1.48)

## Outside Areas:

The front of the property is shingled stone and provides parking for 2 vehicles, there is a shared driveway allowing access to the rear of the property

The rear garden is fully enclosed and mainly laid to lawn, with mature bushes, trees and shrubs, paved patio area, wooden pergola and a storage shed, access to the front of the property via wooden gates

## Other Details:

Council Tax Band: B

EPC Rating: C

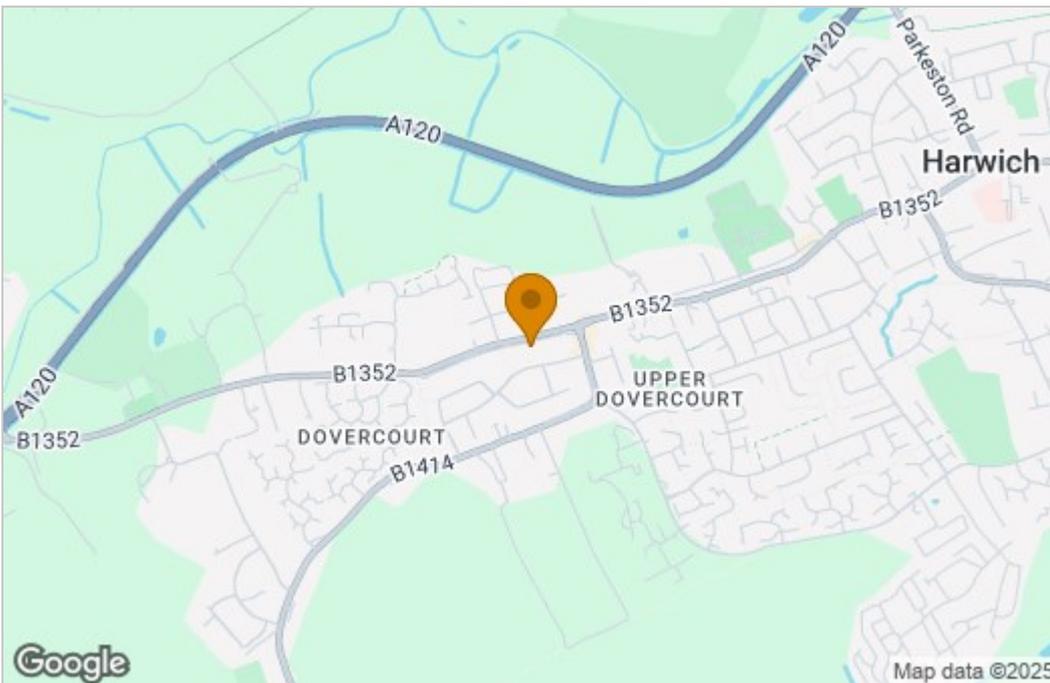
Heating: Gas Central Heating (Combi Boiler)

Windows: Double Glazed

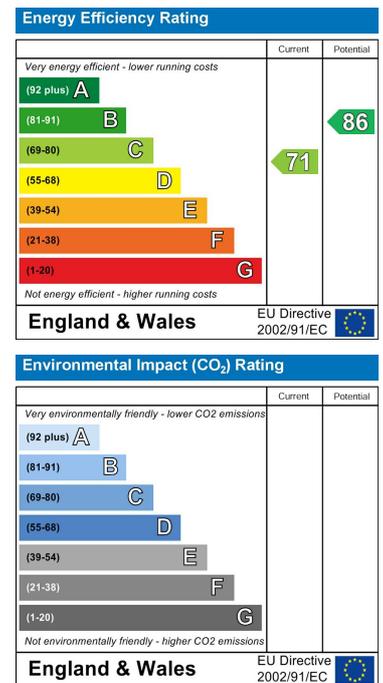
# Floor Plan



# Area Map



# Energy Efficiency Graph



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