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**PADDOCKS LANE, HARWICH, CO12 5EW**

**PRICE £425,000**

\*\* 5% DEVELOPER CONTRIBUTION - Ts & Cs Apply \*\* 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 Eriksay is a four bedroom detached house offering 1,503 Sq Ft of accommodation plus garage and driveway with an Energy Rating of 'A'. (Plot 12)

- 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
- 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

20'5" x 16'9" (6.22m x 5.11m )

### Utility

11'3" x 5'6" (3.43m x 1.68m )

### Lounge

14'3" x 12'3" (4.34m x 3.73m )

### W/C

5'0" x 3'0" (1.52m x 0.91m )

### Landing

### Bedroom One

17'0" x 10'2" (5.18m x 3.10m )

### Ensuite

7'3" x 6'6" (2.21m x 1.98m )

### Bedroom Two

13'3" x 7'3" (4.04m x 2.21m )

### Bedroom Three

12'6" x 11'8" (3.81m x 3.56m )

### Bedroom Four

12'6" x 8'9" (3.81m x 2.67m )

## Bathroom

7'10" x 6'2" (2.39m x 1.88m )

## Garden

### Front Aspect

### Rear Aspect

## 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.

## Additional Info

Council Tax Band: E

Heating: Gas- Underfloor to Ground Floor, Radiator to First Floor

Services: Mains

Broadband: Ultrafast Fibre

Mobile Coverage: EE, Three, Vodafone-Limited, O2-Likely

Construction:

Restrictions:

Rights & Easements:

Flood Risk: Rivers & Sea-Very Low, Surface Water-Very Low

Additional Charges: Annual Service Charge-£242.91

Seller's Position: No Onward Chain

Garden Facing: South

## Agents Note Sales

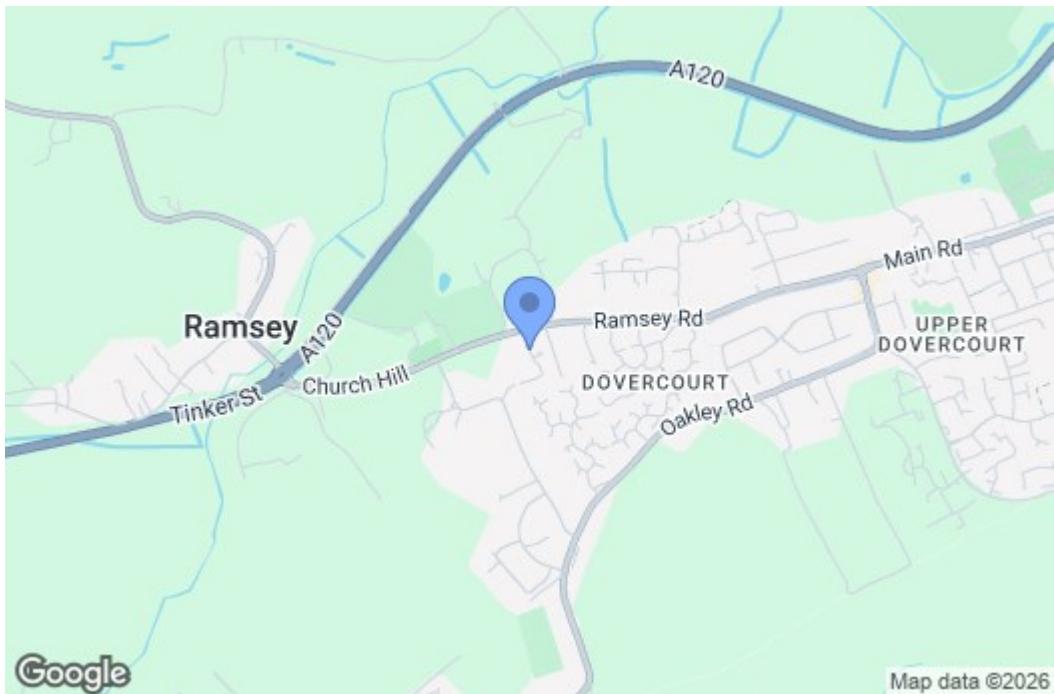
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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.

## Map

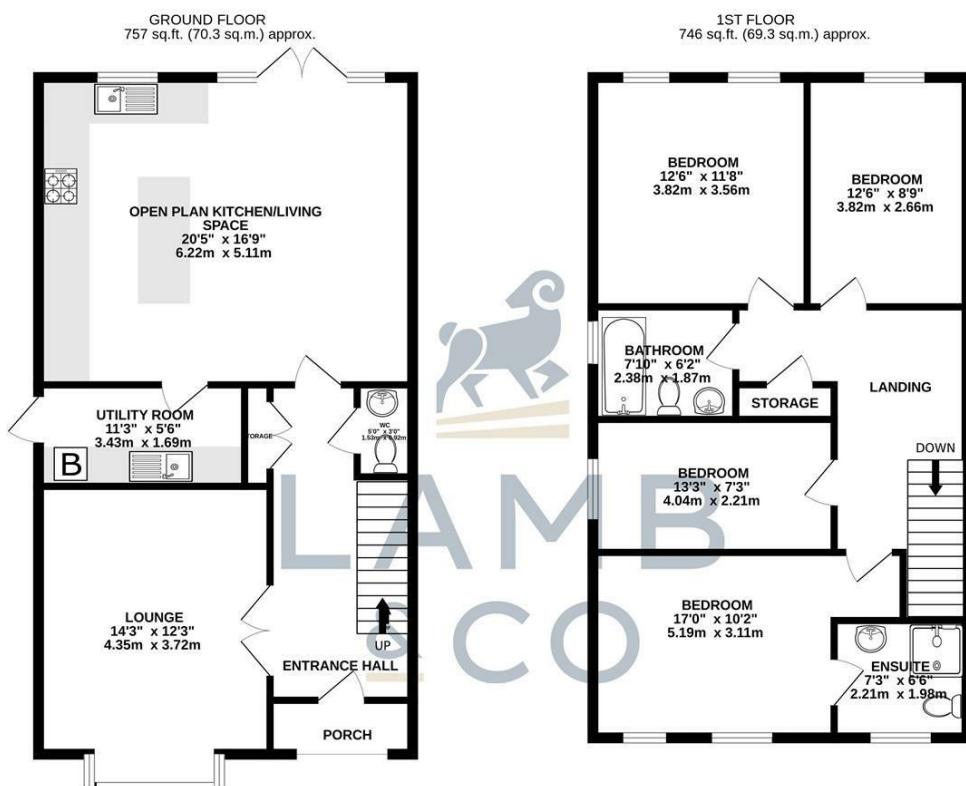


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		99	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 1503sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The floorplan 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 operation or efficiency can be given.

Made with [Measures](#) 2020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.