

COMPASS

Lettings & Sales
New Homes
Property Management
Buy To Let Agents
Mortgage Advice
Block Management



TYLER STREET, PARKESTON

***FOR SALE IS THIS 3 BEDROOM END-TERRACE HOUSE ON A GENEROUS CORNER PLOT
WITH PARKING, 2 GARAGES, NO ONWARD CHAIN & A POTENTIAL BUILDING PLOT***



PRICE £205,000 FREEHOLD

- * THREE BEDROOM END-TERRACE HOUSE ****
- * LOUNGE * KITCHEN * DINING ROOM ****
- * GROUND FLOOR BATHROOM * GAS C/H ****
- * DOUBLE GLAZING * OFF STREET PARKING ****
- * 2 DETACHED GARAGES * GENEROUS CORNER PLOT ****
- * POTENTIAL BUILDING PLOT (SUBJECT TO P.P.) ****
- * 80' REAR GARDEN * NO ONWARD CHAIN ****

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk



Tyler Street, Parkeston, Harwich CO12 4PH...

UPVC entrance door to: -

Entrance Hall	Tiled floor, cornice coving, opaque UPVC double glazed window to side, opaque glazed door to: -
Dining Room	13'4 (16'6 max) x 9'11. UPVC double glazed window to rear, laminate floor, radiator, dado rail, cornice coving, doors to stairs & kitchen, under stairs cupboard, open to: -
Lounge	12'1 (10'10 min) x 12'6. UPVC double glazed window to front, radiator, redbrick fireplace, dado rail, cornice coving.
Kitchen	9'6 x 6'10. Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel 1½ bowl sink unit, ½ tiled walls, space for fridge/freezer, cooker & washing machine, tiled floor, UPVC double glazed window to side, open doorway to: -
Rear Lobby	Tiled floor, built in storage cupboard, UPVC glazed door to rear garden, door to: -
Bathroom	Fully tiled white suite comprising panelled bath with shower mixer taps, separate shower above & glazed screen, pedestal hand wash basin, close-coupled WC, radiator, tiled floor, UPVC double glazed opaque window to rear.
Stairs & Landing	With radiator, opaque UPVC double glazed window to side, loft hatch, doors to all rooms.
Bedroom 1	13'4 x 10' (6'10 min). UPVC double glazed window to rear, radiator, boiler cupboard.
Bedroom 2	12'6 (10' min) x 9' (7'10 min). UPVC double glazed window to front, radiator.
Bedroom 3	12'6 (9'8 min) x 7'. UPVC double glazed window to front, radiator.
Outside	To the front is a shingled & concreted garden with shrub beds & dwarf walling to the front. Concrete driveway providing off street parking leading to DETACHED GARAGE . Gate & path to the west facing rear garden which is approx. 80' x 50' (max), being mainly lawn with mature trees & shrubs, concrete patio area, outside tap, enclosed by fencing & 2 nd DETACHED GARAGE to the rear.
Note	The boundary of the rear garden to one side runs along Coller Road which we believe could allow for part of the garden to become a potential building plot for a separate dwelling, subject to planning permission.
Council Tax	Band B: £1,440.99 pa (April 2020 - March 2021).



Energy Performance Certificate



82, Tyler Street, HARWICH, CO12 4PH

Dwelling type: End-terrace house
Date of assessment: 29 July 2020
Date of certificate: 29 July 2020

Reference number: 8210-6523-7510-1611-5222
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,135

Over 3 years you could save

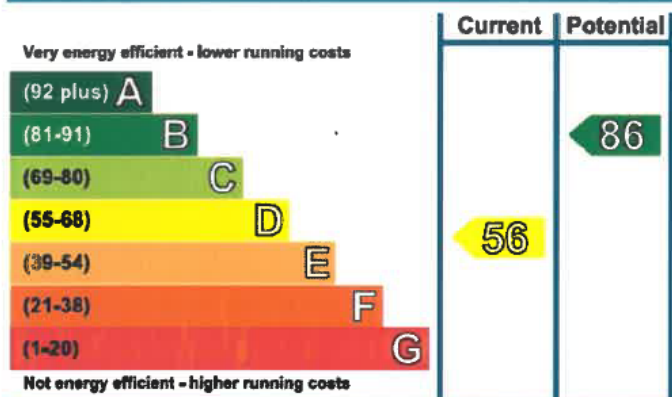
£ 1,443

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 201 over 3 years	
Heating	£ 2,451 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 351 over 3 years	£ 201 over 3 years	
Totals	£ 3,135	£ 1,692	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.