

# COMPASS

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## ***KINGS CT, KINGS ROAD, DOVERCOURT***



**FOR RENT @ £1200 pcm      DEPOSIT £1375**

- \* SPACIOUS DETACHED BUNGALOW \****
- \* 3 BEDROOMS \* 23' LOUNGE/DINING ROOM \****
- \* 25' CONSERVATORY \* KITCHEN \* GAS C/H \****
- \* 2 SHOWER ROOMS \* DOUBLE GLAZING \****
- \* MATURE FRONT, SIDE & REAR GARDENS \****
- \* GARAGE & OFF-STREET PARKING \****
- \* GATED CUL-DE-SAC LOCATION \* SOLAR PANELS \****
- \* SOME DISABILITY ALTERATIONS AVAILABLE \****

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## Kings Court, Kings Road, Dovercourt, Harwich CO12 4DT...

### UPVC entrance door to: -

<b>Entrance Hall</b>	With radiator, laminate floor, airing cupboard, doors to all rooms except conservatory, hatch with fitted ladder to part boarded loft with lighting.
<b>Shower Room</b>	Fully tiled suite comprising corner shower cubicle, pedestal hand washbasin, close-coupled WC, chrome heated towel rail, tiled floor, UPVC double glazed opaque window to front.
<b>Lounge/ Dining Room</b>	<b>22'9 x 14'9 (11'3 min).</b> Double glazed sliding patio doors to front with roller shutter, 2 radiators, electric fireplace, double glazed sliding patio doors to: -
<b>Conservatory</b>	<b>24'10 x 10'6.</b> UPVC double glazed windows to rear & both sides, tiled floor, plumbing for washing machine, UPVC glazed doors to rear garden.
<b>Kitchen</b>	<b>11'5 9'8.</b> Fully tiled with eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with mixer tap & cupboards under, built in electric oven, gas hob & cooker hood, plumbing for dish washer, tiled floor, UPVC double glazed window & door to conservatory.
<b>Bedroom 1</b>	<b>13'2 x 9'10.</b> Dual aspect UPVC double glazed windows to side & rear, radiator.
<b>Bedroom 2</b>	<b>9'9 x 8'3.</b> UPVC double glazed window to rear, radiator. The free-standing home office furniture in this room can remain or be removed.
<b>Bedroom 3</b>	<b>9'6 x 8'11.</b> Dual aspect UPVC double glazed windows to front & side, radiator, built in wardrobes.
<b>Shower Room</b>	Fully tiled wet room white suite comprising shower area, vanity hand washbasin with mixer tap & cupboard under, close-coupled WC, bidet, chrome heated towel rail, extractor fan, UPVC double glazed opaque window to front.
<b>Outside</b>	The property located with a gated cul-de-sac of 5 detached bungalows. Driveway providing off street parking for 3 cars leads to <b>GARAGE (19'4 x 9'8)</b> with electric remote roller shutter door, power, lighting, fitted storage cupboards & private door to side garden. Shingled front garden with shrubs & ramp to front door. Gates to both sides of the bungalow. Private enclosed front garden with summer house & decked patio area, open to mature side & rear gardens with trees, shrub beds, raised flower beds, large concrete patio area, pergola & outside tap.
<b>Council Tax</b>	Band D: £1,842.74 pa (April 2021 – March 2022).
<b>Notes</b>	The property has a fitted shower seat & grab handles in the wet room and home office furniture in bedroom 2 which can be removed if not required.

