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### PELHAM CLOSE, DOVERCOURT

FOR SALE IS THIS 2 BEDROOM SEMI-DETACHED BUNGALOW A GENEROUS CORNER PLOT WITH MODERN KITCHEN & BATHROOM, GARAGE & NO ONWARD CHAIN



## PRICE £227,500 FREEHOLD

\* 2 BEDROOM SEMI-DETACHED BUNGALOW \*
 \* LOUNGE \* KITCHEN \* UTILITY ROOM \*
 \* MODERN BATHROOM \* MOSTLY DOUBLE GLAZED \*
 \* GAS C/H \* GARAGE & OFF STREET PARKING \*
 \* 30' REAR GARDEN \* NO ONWARD CHAIN \*

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#### Pelham Close, Dovercourt, Harwich CO12 4UR...

#### Outside storm porch with UPVC entrance door to: -

Entrance Porch With window to side, part glazed door to rear garden, part glazed

door to: -

**Hall** Radiator, loft hatch, airing cupboard housing gas boiler, doors to all

rooms except utility room.

**Bedroom 2 10'4 x 7'.** UPVC double glazed window to rear, radiator.

**Bedroom 1** 14'4 max x 9'. UPVC double glazed window to front, radiator, fitted

wardrobes & top cupboards.

**Bathroom** White suite comprising panelled bath with shower mixer taps, vanity

hand washbasin with mixer tap & cupboard under, concealed WC, radiator, fan heater, bathroom cabinet, UPVC double glazed opaque

window to rear.

Lounge 14'6 x 10'10 (9'9 min). UPVC double glazed window to front,

electric fireplace, radiator.

New Kitchen 13'7 x 7'. White fitted units comprising eye level cupboards & work

surfaces with drawers & cupboards under, stainless steel single drainer sink unit with mixer tap, oven, hob & hood, radiator, LED strip light, room for breakfast table & chairs, window & part glazed

door to: -

**Utility Room** 7'7 x 7'. Windows to side & rear, plumbing for washing machine,

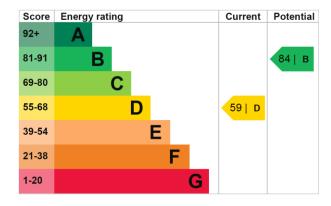
part glazed door to the rear garden.

Outside To the front & side of the property are open plan lawn gardens with

shrub beds. The lawn rear garden is approx. 30', with shrubs, paved patio, shingled borders, outside lighting, enclosed by walling & fencing. Gate to the rear with path leading to **GARAGE** with up &

over type door & parking space.

**Council Tax** Band C: £1,637.99 pa (April 2021 – March 2022).



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