

COMPASS

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



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 ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

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



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).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 enquiry through their own legal representative.