

# COMPASS

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



## **HAZELVILLE CLOSE, DOVERCOURT**

**FOR SALE IS THIS 2 BEDROOM DETACHED BUNGALOW IN A POPULAR LOCATION WITH CONSERVATORY, SOUTH FACING REAR GARDEN, PARKING & GARAGE**



**PRICE £330,000 FREEHOLD**

**\* SPACIOUS DETACHED BUNGALOW \***

**\* 2 DOUBLE BEDROOMS \* 18' LOUNGE \* CONSERVATORY \***

**\* KITCHEN \* GAS C/H \* UPVC DOUBLE GLAZING \***

**\* BATHROOM \* EN-SUITE SHOWER ROOM \***

**\* SOUTH FACING REAR GARDEN \* CUL-DE-SAC LOCATION \***

**\* GARAGE & OFF-STREET PARKING \***

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hazelville Close, Dovercourt, Harwich CO12 3TQ...

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

<b>Entrance Hall</b>	With radiator, laminate floor, large walk-in airing cupboard, doors to all rooms except conservatory, loft hatch.
<b>Bedroom 1</b>	<b>11' x 10'5</b> . UPVC double glazed square bay window to front, radiator, fitted wardrobes with top cupboard above, door to: -
<b>En-Suite</b>	Part tiled white suite comprising shower cubicle, vanity hand wash basin, close-coupled WC, chrome heated towel rail, tiled floor, extractor fan.
<b>Bedroom 2</b>	<b>12'2 x 11'2</b> . UPVC double glazed window to front, radiator, fitted wardrobes with top cupboard above.
<b>Bathroom</b>	Fully tiled suite comprising panelled bath with shower mixer taps, pedestal hand wash basin, radiator, UPVC double glazed opaque window to side.
<b>Separate WC</b>	½ tiled with close-couple WC, laminate floor, UPVC double glazed opaque window to side.
<b>Kitchen</b>	<b>11'5 9'10</b> . Fitted eye level cupboards with work surfaces, drawers & cupboards under, 1½ bowl single drainer sink unit with mixer taps, built in oven, hob & cooker hood, space for large American style fridge/freezer, plumbing for washing machine, gas boiler, radiator, laminate floor, UPVC double glazed window to rear & UPVC door to side.
<b>Lounge</b>	<b>18'3 x 14' (11' min)</b> . Radiator, double glazed sliding patio doors to:-
<b>Conservatory</b>	<b>11'3 x 10'2 max</b> . UPVC double glazed windows to rear & both sides, laminate floor, UPVC double glazed French doors to rear garden.
<b>Outside</b>	To the front is an open plan lawn garden with outside light, paths & gates to both sides of the bungalow leading to the rear garden. Driveway providing off street parking for 3 cars leads to <b>GARAGE (17' x 10')</b> with up & over type door, power, lighting, eaves storage space & private door to rear garden. The rear garden is south facing with lawn, shrub beds & borders, paved patio area, outside tap & enclosed by fencing.
<b>Council Tax</b>	Band D: £1,994.48 pa (April 2023 – March 2024).

**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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.*