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KINGS ROAD, DOVERCOURT

FOR RENT IS THIS REFURBISHED 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR LOCATION WITH NEW KITCHEN & BATHROOM & OFF STREET PARKING

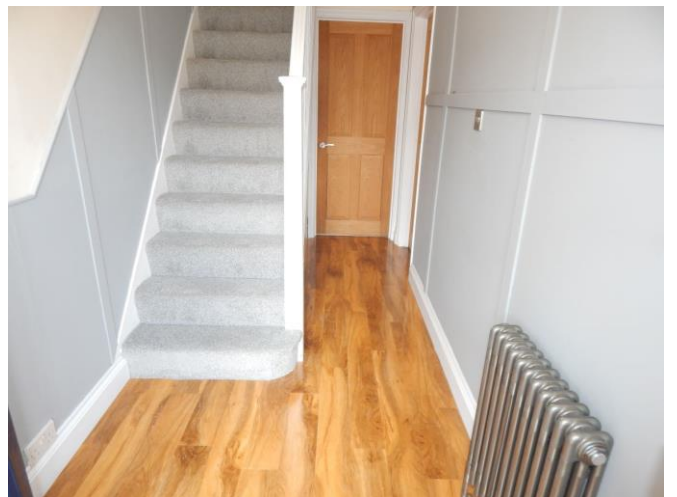


FOR RENT @ £1100 PCM DEPOSIT £1250

*** RE-FURBISHED SEMI-DETACHED HOUSE *
* 3 BEDROOMS * LOUNGE * DINING ROOM *
* NEW KITCHEN * NEW BATHROOM *
* UPVC DOUBLE GLAZING * NEW GAS C/H *
* 65' REAR GARDEN * OFF STREET PARKING *
* CUL-DE-SAC * AVAILABLE NOW ***

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Outside storm porch with part glazed entrance door to: -

Entrance Hall	New laminate floor, feature radiator, telephone point, doors to lounge & kitchen, door to under stairs cupboard with window to side, electric consumer unit, gas & electric meters.
Lounge	15'6 (16'8 into bay) x 10'2. UPVC double glazed bay window to front, double radiator, feature fireplace, coved ceiling.
New Kitchen	9'4 x 5'6. Matt Navy fitted units comprising eye level cupboards with wooden work surfaces, drawers & cupboards under, built in oven, ceramic hob & stainless-steel chimney style cooker hood, stainless steel 1½ bowl single drainer sink unit with mixer taps & cupboard under, tiled splash backs, inset lighting, new laminate floor, coved ceiling, UPVC double glazed window to rear, open to: -
Dining Room	10'1 x 9'6. UPVC double glazed French doors to rear garden, radiator, inset lighting, new laminate floor, coved ceiling, open doorway to: -
Utility Cupboard	With plumbing for washing machine, gas boiler, fitted shelving.
Landing	UPVC double glazed window to side, new carpet, loft hatch, doors to all rooms.
Bedroom 1	11'8 (13'7 into bay) x 10'1. UPVC double glazed bay window to front, radiator, new carpet.
Bedroom 2	13'4 x 9' (10'2 max). UPVC double glazed window to rear, radiator, new carpet, picture rail.
Bedroom 3	8'4 x 5'6. UPVC double glazed window to front, radiator, new carpet, picture rail.
New Bathroom	White suite comprising close-coupled WC, pedestal hand wash basin with mixer taps, panelled bath with shower mixer taps, glazed screen & tiled walls to bath area, white heated towel radiator, inset lighting, extractor fan, coved ceiling, UPVC double glazed opaque window to rear,
Outside	The front has been concreted to provide off street parking for 2/3 vehicles. Gate & path to the side of the property leading to the rear garden which approx. 65', lawned with new paved patio area, outside light, outside tap & enclosed by fencing.
Council Tax	Band B - £1,551.26 (April 2023 - March 2024).
Note	The property has been re-furbished by the landlord including new boiler, new radiators, new kitchen, new bathroom, new carpets, new laminate flooring & re-decorated throughout.



EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		