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ASHLEY ROAD, DOVERCOURT



FOR RENT @ £1200 pcm DEPOSIT £1350

*** 3 BEDROOM SEMI-DETACHED BUNGALOW ***

*** LOUNGE * BEDROOM 3/DINING ROOM ***

*** KITCHEN * BATHROOM ***

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

*** 25' REAR GARDEN * CUL-DE-SAC LOCATION ***

*** GARAGE * AVAILABLE NOW ***

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UPVC part glazed entrance door to: -

Entrance Hall	Radiator, loft hatch, storage cupboard, doors to all rooms.
Bedroom 1	12'1 x 12'1 (14'8 into bay). UPVC double glazed bay window to front, radiator.
Bedroom 2	11'2 max x 11' max. UPVC double glazed window to front, radiator.
Bedroom 3/ Dining Room	9'9 x 8'2. UPVC double glazed window to side, radiator, laminate flooring.
Bathroom	White suite comprising panelled bath with shower mixer taps, pedestal hand wash basin with mixer taps & pop-up waste, close-coupled WC, fully tiled to 2½ walls, chrome heated towel rail, UPVC double glazed opaque window to rear.
Lounge	13'4 (11'1 min) x 10' (9' min). UPVC double glazed French doors & windows to rear, radiator.
Kitchen	13'4 (11'2 min) x 8'1. Cream units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with mixer tap & cupboard under, plumbing for washing machine, tiled splash backs, built in electric oven, ceramic hob & stainless-steel cooker hood, cupboard housing gas boiler, radiator, UPVC double glazed window to rear, UPVC opaque glazed door to side.
Outside	The property is situated in a cul-de-sac location. Lawn front garden with shrub beds & dwarf brick wall to front. Shared driveway to the side leading to GARAGE with up & over type door & private door to rear garden. The south facing 25' rear garden is lawned & enclosed by fencing and walling.



EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax

Band B: £1,551.26 pa (April 2023 – March 2024).