

# COMPASS

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## ***FOSTER ROAD, PARKESTON***

**FOR SALE IS THIS 3 BEDROOM TERRACE HOUSE WITH GAS C/H, CONSERVATORY,  
GROUND FLOOR BATHROOM, 100' REAR GARDEN & NO ONWARD CHAIN**



**PRICE £240,000 FREEHOLD**

- \* 3 BEDROOM TERRACE HOUSE \***
- \* LOUNGE \* KITCHEN/DINING ROOM \***
- \* CONSERVATORY \* GROUND FLOOR BATHROOM \***
- \* GAS C/H \* DOUBLE GLAZING \***
- \* 100' REAR GARDEN \* NO ONWARD CHAIN \***

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

**Entrance Hall** Radiator, stairs to first floor, door to: -

**Lounge** **13'2 x 12'7 max.** UPVC double glazed window to front, radiator, under stair cupboard, door to: -



**Kitchen/  
Dining Room**

**10'8 x 8'.** Fitted white units comprising eye level cupboards, work surfaces, drawers & base level cupboards, stainless steel single drainer sink, plumbing for washing machine, tiled floor, UPVC double glazed window to rear, open doorway to: -



## Foster Road, Parkeston, Harwich CO12 4QA...

**Rear Lobby** Cupboard housing gas boiler, part glazed UPVC door to conservatory & door to bathroom.

**Conservatory** **12' x 7'5**. UPVC double glazed windows to side, radiator, tiled floor, UPVC double glazed patio door to rear.

**Bathroom** White suite comprising panelled bath with shower mixer tap, hand wash basin, low-level WC, tiled to 3 walls, radiator, tiled floor, UPVC double glazed opaque window to rear.

**Landing** Loft hatch, electric consumer unit, doors to all rooms.

**Bedroom 1** **15'6 (11'6 min) x 8'9**. UPVC double glazed window to front, radiator, wooden floor.



**Bedroom 2** **13' x 7'6**. UPVC double glazed window to rear, radiator.



**Bedroom 3** **10'3 (7'9 min) x 7'7**. UPVC double glazed window to rear, radiator, wooden floor.

## Outside

To the front is a shingled garden with fencing to the street. Shared right of way access to the rear. Immediately to the rear of the house is a small, concreted courtyard garden which is enclosed by fencing with gate to shared right of way. Further gate from shared right of way to a larger rear garden which is approx. 100', being lawn with **DETACHED BRICK OUTBUILDING (7.5m x 4m)** & enclosed by fencing.



## Council Tax

Band A - £1,360.59 (April 2023 - March 2024).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 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 enquire through their own legal representative.*