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CHASE LANE, DOVERCOURT

FOR SALE IS THIS EXTENDED 2 BEDROOM SEMI-DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION WITH GAS C/H, DINING ROOM, GARAGE & PARKING



PRICE £260,000 FREEHOLD

- * EXTENDED SEMI-DETACHED BUNGALOW ***
- * 2 DOUBLE BEDROOMS * DOUBLE GLAZING ***
- * LOUNGE * DINING ROOM * KITCHEN ***
- * SHOWER ROOM * GAS C/H ***
- * GARAGE & OFF-STREET PARKING ***
- * 50' REAR GARDEN * CUL-DE-SAC LOCATION ***

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UPVC entrance door to: -

Entrance Hall	Laminate flooring, radiator, doors to bedrooms, shower room & lounge, hatch to loft space housing gas boiler.
Bedroom 1	14' x 10'7. UPVC double glazed window to front, radiator.
Bedroom 2	10'4 x 8'9. UPVC double glazed window to front, radiator.
Shower Room	Fully tiled white suite comprising shower cubicle, vanity wash basin with mixer tap & cupboard under, close-coupled WC, chrome heated towel radiator, UPVC double glazed opaque window to side.
Lounge	17'10 x 10'6. UPVC double glazed patio doors to rear garden, radiator, laminate floor, doors to hall & kitchen.
Kitchen	11' x 8'. Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with mixer tap, tiled splash backs, plumbing & space for washing machine & dish washer, UPVC double glazed window to side, open to: -
Dining Room	9'2 x 8'3. Double glazed windows to both sides, upright radiator, double glazed patio doors to rear garden.
Council Tax	Band B: £1,551.26 pa (April 2023 – March 2024).
Outside	To the front is an open plan lawn garden. Block paved drive providing off street parking & leads to GARAGE with up & over type door. Block paved path to front door and gate to rear garden. The lawn rear garden is approx. 40' with a large paved patio area, pergola, shrubs & enclosed by fencing. To one side of the bungalow, to the rear of the garage is an additional garden area with a garden shed and gate to the front.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		