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RAMSEY ROAD, DOVERCOURT

**FOR SALE IS THIS WELL PRESENTED INDIVIDUALLY BUILT DETACHED HOUSE WITH
NEW KITCHEN, CONSERVATORY, GARAGE, OFF STREET PARKING & 175' GARDEN**



PRICE £475,000 FREEHOLD

- * INDIVIDUAL FOUR BEDROOM DETACHED HOUSE ***
- * LOUNGE * DINING ROOM * CONSERVATORY ***
- * NEW KITCHEN/BREAKFAST ROOM * UTILITY ROOM ***
- * EN-SUITE SHOWER ROOM * FAMILY BATHROOM ***
- * CLOAKROOM * GAS C/H * DOUBLE GLAZING ***
- * GARAGE & OFF-STREET PARKING * 175' REAR GARDEN ***

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Outside storm porch with light & part glazed entrance door to: -

Entrance Hall	With parquet flooring, 2 radiators, dado rail, stairs to first floor, under stairs cupboard, doors to all rooms except conservatory.
Cloakroom	Comprising hand wash basin, close-coupled WC, 1/2 tiled walls, radiator, laminate floor, double glazed opaque window to side.
Lounge	16'5 x 11' . Double glazed bow window to front, double radiator, gas fireplace with marble effect surround, 2 double glazed windows to side.
Dining Room	12' x 11' . Laminate floor, radiator, double doors to kitchen, double glazed sliding patio doors to: -
Conservatory	14' x 11'2 max. Double glazed windows to rear & both sides, tiled floor, double radiator, part glazed double doors to outside.
New Kitchen/ Breakfast room	12'5 x 12' . Light grey gloss units comprising eye level cupboards, marble work tops & returns, base level drawers & cupboards, built in stainless steel double oven, ceramic hob, integrated dishwasher & fridge/freezer, inset stainless steel sink with mixer taps, breakfast bar, double radiator, part glazed door to conservatory, double doors to dining room, double glazed window to rear.
Utility Room	6' x 4' . Fitted eye level cupboards with work surfaces & cupboards under, plumbing & space for washing machine, gas boiler, tiled floor, part glazed door to outside.
Large Landing	Radiator, dado rail, hatch to part boarded loft space, opaque window to side, doors to all bedrooms & bathroom, airing cupboard housing hot water cylinder.
Bedroom 1	16'5 x 11' . UPVC double glazed window to front, radiator.
Bedroom 2	12'6 x 12' . Double glazed window to rear, radiator, door to: -
En-Suite	Fully tiled suite comprising shower cubicle, vanity hand wash basin, close-coupled WC, radiator, shaver point, extractor fan, double glazed opaque window to side.
Bedroom 3	12'6 x 11'3. UPVC double glazed window to front, radiator.
Bedroom 4	12' x 11' . Double glazed window to rear, radiator.
Bathroom	6'10 x 6'9. Fully tiled white suite comprising panelled bath with mixer taps & shower attachment above, vanity hand wash basin, concealed WC, shaver point, tiled floor, underfloor heating, chrome heated towel rail, double glazed opaque window to side, tiled vanity shelf & sill.
Outside	To the front is a garden with shrub beds & borders. Block paved driveway providing off road parking for 5 cars leading to GARAGE with up & over type door, power & light connected, private door to side. The landscaped rear garden is approx. 175' & being lawn with shrub beds & borders, trees, fishpond, large patio area, outside tap & lighting, enclosed by & fencing.
Council Tax	Band E: £2,602.83 pa (April 2024 – March 2025).



EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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.