

# COMPASS

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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 \***

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)



## Ramsey Road, Dovercourt, Harwich CO12 4TF...

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

<b>Entrance Hall</b>	With parquet flooring, 2 radiators, dado rail, stairs to first floor, under stairs cupboard, doors to all rooms except conservatory.
<b>Cloakroom</b>	Comprising hand wash basin, close-coupled WC, 1/2 tiled walls, radiator, laminate floor, double glazed opaque window to side.
<b>Lounge</b>	<b>16'5 x 11'</b> . Double glazed bow window to front, double radiator, gas fireplace with marble effect surround, 2 double glazed windows to side.
<b>Dining Room</b>	<b>12' x 11'</b> . Laminate floor, radiator, double doors to kitchen, double glazed sliding patio doors to: -
<b>Conservatory</b>	<b>14' x 11'2 max.</b> Double glazed windows to rear & both sides, tiled floor, double radiator, part glazed double doors to outside.
<b>New Kitchen/ Breakfast room</b>	<b>12'5 x 12'</b> . 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.
<b>Utility Room</b>	<b>6' x 4'</b> . Fitted eye level cupboards with work surfaces & cupboards under, plumbing & space for washing machine, gas boiler, tiled floor, part glazed door to outside.
<b>Large Landing</b>	Radiator, dado rail, hatch to part boarded loft space, opaque window to side, doors to all bedrooms & bathroom, airing cupboard housing hot water cylinder.
<b>Bedroom 1</b>	<b>16'5 x 11'</b> . UPVC double glazed window to front, radiator.
<b>Bedroom 2</b>	<b>12'6 x 12'</b> . Double glazed window to rear, radiator, door to: -
<b>En-Suite</b>	Fully tiled suite comprising shower cubicle, vanity hand wash basin, close-coupled WC, radiator, shaver point, extractor fan, double glazed opaque window to side.
<b>Bedroom 3</b>	<b>12'6 x 11'3.</b> UPVC double glazed window to front, radiator.
<b>Bedroom 4</b>	<b>12' x 11'</b> . Double glazed window to rear, radiator.
<b>Bathroom</b>	<b>6'10 x 6'9.</b> 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.
<b>Outside</b>	To the front is a garden with shrub beds & borders. Block paved driveway providing off road parking for 5 cars leading to <b>GARAGE</b> 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.
<b>Council Tax</b>	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.*