

# COMPASS

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## **PORTLAND AVENUE, DOVERCOURT**

**FOR SALE IS THIS 3 BEDROOM END-TERRACE HOUSE LOCATED CLOSE TO THE TOWN CENTRE & SEA FRONT WITH GAS C/H, DOUBLE GLAZING & OFF-STREET PARKING**



**PRICE £195,000 FREEHOLD**

- \* 3 BEDROOM END-TERRACE HOUSE \***
- \* LOUNGE \* DINING ROOM \* KITCHEN \***
- \* FIRST FLOOR SHOWER ROOM \* GAS C/H \***
- \* DOUBLE GLAZING \* OFF-STREET PARKING \***
- \* COURTYARD GARDEN \* CLOSE TO TOWN CENTRE \***
- \* NEW BOILER 2021 \* NEW CONSUMER UNIT 2023 \***

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## **Portland Avenue, Dovercourt, Harwich, Essex CO12 3QN...**

### **UPVC entrance door to: -**

<b>Entrance Porch</b>	UPVC double glazed window to front, UPVC glazed entrance door to: -
<b>Hall</b>	Radiator, wooden tongue & groove to lower half of walls, glazed doors to lounge & dining room, stairs to first floor.
<b>Lounge</b>	<b>12' (10'5 min) x 11'7.</b> Double glazed window to front, radiator, wooden fireplace surround.
<b>Dining Room</b>	<b>12'9 max x 9'4 (8' min).</b> Double glazed window to rear, radiator, laminate floor, under stair cupboard, part glazed door to: -
<b>Kitchen</b>	<b>13' x 7'5.</b> Fitted eye level cupboards, eye level display cabinets, work surfaces, base level drawers & cupboards, white ceramic 1½ bowl single drainer sink with mixer taps, tiled splash backs, space & plumbing for dish washer & washing machine, extractor fan, double glazed windows to side & rear, UPVC part glazed door to rear garden.
<b>Landing</b>	radiator, loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>10'9 (12' max) x 10'3.</b> Double glazed window to front, radiator, fitted top cupboard.
<b>Bedroom 2</b>	<b>9'6 x 8'3 (9'6 max).</b> Double glazed window to rear, radiator, fitted cupboard.
<b>Bedroom 3</b>	<b>9'6 x 5'3.</b> Double glazed window to front, radiator, built in cupboard housing gas boiler.
<b>Wet Room</b>	White suite comprising tiled area with electric shower, pedestal hand wash basin, close-coupled WC, radiator, part tiled walls, extractor fan, double glazed opaque window to rear.
<b>Outside</b>	There is a front garden which is approx. 30' with lawn, shrubs, fencing to both sides & concrete drive providing off-street parking. Shared right-of-way path to the side leading to the rear. To the immediate rear of the house is a small courtyard which is enclosed by fencing with gate to the shared right-of-way path. This leads to a further small courtyard garden with a wooden shed.
<b>Council Tax</b>	Band A - £1,392.05 (April 2024 - March 2025).
<b>Note</b>	We understand from seller that the property has benefitted from many recent works including a new double glazed back door in 2023, Electrical Installation Condition Report & subsequent works including additional sockets & new metal consumer unit with RCBO/RCD protection in 2023 and a new Baxi combi boiler with 10-year guarantee in 2021.



**EPC...**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 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.*