

# COMPASS

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## ***FRONKS ROAD, DOVERCOURT***

**FOR SALE IS THIS 3 BEDROOM END TERRACE HOUSE WITH GAS C/H, 70' GARDEN, GROUND FLOOR SHOWER ROOM, POTENTIAL OFF-STREET PARKING & NO CHAIN**



**PRICE £230,000 FREEHOLD**

**\* 3 BEDROOM END TERRACE HOUSE \***  
**\* LOUNGE \* 15' KITCHEN \* DINING ROOM \***  
**\* GROUND FLOOR SHOWER ROOM \***  
**\* GAS C/H \* DOUBLE GLAZING \***  
**\* 70' REAR GARDEN \* NO ONWARD CHAIN \***

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## **Fronks Road, Dovercourt, Harwich CO12 4JE...**

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

<b>Entrance Hall</b>	Radiator, stairs to first floor, 2 UPVC windows to side, opaque glazed door to dining room, large walk-in understairs cupboard housing electric meter & fuse box, door to: -
<b>Shower Room</b>	Comprising tiled shower cubicle, close-coupled W.C, bidet, pedestal wash basin, radiator, ½ tiled walls, opaque UPVC window to side.
<b>Dining Room</b>	<b>10'6 x 8.</b> Double glazed window to rear, radiator, opaque glazed doors to kitchen & lounge.
<b>Lounge</b>	<b>16' x 10'5 (9'4 min).</b> Double glazed window to front, radiator, fitted shelves.
<b>Kitchen</b>	<b>15' x 8'9.</b> Fitted gloss cream units comprising eye level cupboards, worktops with tiled splash backs, drawers & base cupboards, built in double oven & ceramic hob, stainless steel double drainer sink with mixer taps, plumbing & space for washing machine, radiator, 2 UPVC double glazed windows to rear, UPVC door to side, airing cupboard housing hot water cylinder.
<b>Landing</b>	Double glazed window to side, loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>12' (9' min) x 10'6.</b> Double glazed window to front, radiator, built-in cupboard.
<b>Bedroom 2</b>	<b>12' (6'8 min) x 7'6.</b> Double glazed window to rear, radiator, built-in wardrobe.
<b>Bedroom 3</b>	<b>8'7 x 6'2.</b> Double glazed window to rear, radiator, gas boiler (new in 2022).
<b>Outside</b>	To the front is a shingled garden with dwarf wall, ramp to front door & gate to side. There is an enclosed concreted side area with steps to rear door & leading to the <b>GARAGE (21'5 x 12')</b> with up & over type door, power connected, windows to side & rear. Concrete path (with right-of-way access for neighbouring properties) & leading to the west facing rear garden, which is approx. 70', being lawn with mature trees & shrubs, outside tap, paved patio area & to the rear of the garage is a shed/workshop (16' x 8'8).
<b>Note</b>	The property has previously benefitted from off street parking. At present due to the metal ramp to the front door this has been blocked off but could be reinstated were the ramp to be removed. Also, vehicle access to the garage could be reinstated if the side gate was removed & the steps to the rear door altered.
<b>Council Tax</b>	Band B. £1624.06 (April 2024 - March 2025).



**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.*