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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 *

28 Kingsway Dovercourt Harwich Essex CO12 3AB

- (T) 01255 556660
- (F) 01255 556664
- (E) info@compassproperty.me.uk
- (W) www.compassproperty.me.uk

















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

UPVC entrance door to: -

Entrance Hall 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: -

Shower Room Comprising tiled shower cubicle, close-coupled W.C, bidet, pedestal

wash basin, radiator, ½ tiled walls, opaque UPVC window to side.

Dining Room 10'6 x 8. Double glazed window to rear, radiator, opaque glazed

doors to kitchen & lounge.

Lounge 16' x 10'5 (9'4 min). Double glazed window to front, radiator,

fitted shelves.

Kitchen 15' x 8'9. 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.

Landing Double glazed window to side, loft hatch, doors to all rooms.

Bedroom 1 12' (9' min) x 10'6. Double glazed window to front, radiator, built-

in cupboard.

Bedroom 2 12' (6'8 min) x 7'6. Double glazed window to rear, radiator, built-

in wardrobe.

Bedroom 3 8'7 x 6'2. Double glazed window to rear, radiator, gas boiler (new in

2022).

Outside 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 **GARAGE (21'5 x 12')** 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).

Note The property has previously benefitted from off street parking. At present due to the metal ramp to the front door this has been

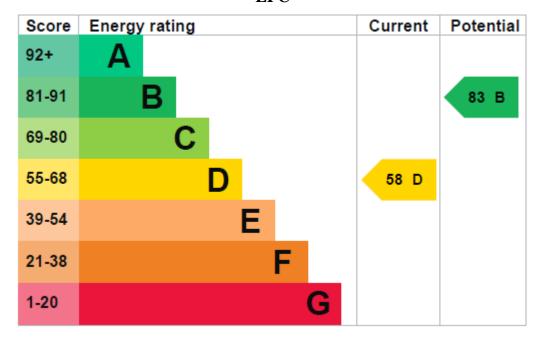
blocked off but could be reinstated were the ramp to be removed. Also, vehicle access to the garage could be reinstated if the side gate

was removed & the steps to the rear door altered.

Council Tax Band B. £1624.06 (April 2024 - March 2025).



EPC



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.