

# COMPASS

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## ***MAGPIE CLOSE, DOVERCOURT***



**FOR RENT @ £995pcm DEPOSIT £1100**

- \* 2 BEDROOM TERRACE HOUSE \* GAS C/H \***
- \* LOUNGE/DINER \* BATHROOM & EN-SUITE \***
- \* KITCHEN \* GROUND FLOOR CLOAKROOM \***
- \* GARAGE & PARKING \* DOUBLE GLAZING \***
- \* 40' GARDEN \* AVAILABLE END OCTOBER \***

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## Magpie Close, Dovercourt, Harwich CO12 4WG...

### Outside storm porch with entrance door to: -

<b>Entrance Hall</b>	Laminate floor, stairs to first floor, radiator, open to kitchen, doors to lounge & cloakroom.
<b>Cloakroom</b>	UPVC double glazed opaque window to front, close-coupled WC, pedestal hand wash basin, tiled splash backs, radiator, electric consumer unit.
<b>Kitchen</b>	<b>9' 6 x 7'</b> . Fitted eye level cupboards with work surfaces, drawers & cupboards under, built in oven hob & hood, stainless steel 1½ bowl single drainer sink unit with mixer taps & cupboards under, tiled splash backs, plumbing for washing machine, gas boiler, radiator, extractor fan, UPVC double glazed window to front.
<b>Lounge/Diner</b>	<b>14' x 13'</b> . UPVC double glazed window to rear, laminate floor, feature electric fireplace, TV point, telephone point, radiator, under stairs cupboard, UPVC French doors to rear garden.
<b>Landing</b>	Doors to bedrooms & bathroom, airing cupboard housing hot water cylinder.
<b>Bedroom 1</b>	<b>11' 3 x 10' 9 (8' 8 min)</b> . UPVC double glazed window to front, radiator, door to: -
<b>En-Suite</b>	Comprising tiled shower cubicle, pedestal hand wash basin, close-coupled WC, tiled splash backs, shaver point, radiator, extractor fan, UPVC opaque double glazed window to front.
<b>Bedroom 2</b>	<b>11' 3 (8' 7 min) x 7' 5</b> . UPVC double glazed window to rear, radiator, fitted shelves, loft hatch, door to: -
<b>Bathroom</b>	Comprising panelled bath, pedestal hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, radiator, extractor fan, fitted shelves, UPVC opaque double glazed window to rear.
<b>Outside</b>	The front garden is shingled with shrubs & outside tap. There is a <b>GARAGE</b> in a block with off street parking for 1 car. The rear garden is accessed by pathway to the rear & is approx 40', laid to lawn with paved patio, shrubs & enclosed by fencing.
<b>Council Tax</b>	Band B: £1,624.06 pa (April 2024 - March 2025).

