

# COMPASS

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## *NELSON ROAD, DOVERCOURT*



**FOR RENT @ £1150 pcm    DEPOSIT £1300**

- \* 3 DOUBLE BEDROOM TERRACE HOUSE \***
- \* LOUNGE \* DINING ROOM \* BREAKFAST ROOM \***
- \* KITCHEN \* GROUND FLOOR CLOAKROOM \***
- \* GAS C/H \* SHOWER ROOM \* DOUBLE GLAZING \***
- \* 20' REAR GARDEN WITH ESTUARY VIEWS \***
- \* RESIDENT PERMIT STREET PARKING \***
- \* UNFURNISHED \* AVAILABLE JUNE \***

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## Nelson Road, Dovercourt, Harwich CO12 3AH...

### UPVC part glazed entrance door to: -

<b>Entrance Porch</b>	Door to: -
<b>Hall</b>	Radiator, cornice coving, stairs to first floor, under stair cupboard, doors to lounge, dining room & breakfast room.
<b>Lounge</b>	<b>14'6 (12' min) x 11' (9'9 min).</b> UPVC double glazed bay window to front, radiator, picture rail, cornice coving, electric fireplace.
<b>Dining Room</b>	<b>12'4 x 9'8 (8'6 min).</b> UPVC double glazed window to rear, radiator, decorative grated fireplace (not usable).
<b>Breakfast Room</b>	<b>10'8 x 8'10.</b> UPVC double glazed window to side, radiator, door to: -
<b>Kitchen</b>	<b>26' x 12' (9'3 min).</b> White fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit, tiled splash backs, plumbing for washing machine, UPVC double glazed windows to side, UPVC double glazed door to rear garden, door to: -
<b>Cloakroom</b>	White suite comprising close-coupled WC, hand wash basin, UPVC opaque double glazed window to rear.
<b>Landing</b>	Fitted lined cupboard, doors to all rooms.
<b>Bedroom 1</b>	<b>14'5 (12' min) x 14'.</b> UPVC double glazed windows to front, radiator.
<b>Bedroom 2</b>	<b>12'5 x 9'7 (8'7 min).</b> UPVC double glazed window to rear with far reaching estuary views, radiator.
<b>Bedroom 3</b>	<b>11'4 x 9'9 (8'9 min).</b> UPVC double glazed window to rear with far reaching estuary views, radiator.
<b>Shower Room</b>	White suite comprising large shower cubicle, pedestal hand wash basin, 3 fully tiled walls, radiator, extractor fan, UPVC double glazed opaque window to side.
<b>Separate WC</b>	Close-coupled WC, UPVC double glazed opaque window to side.
<b>Outside</b>	Front garden with dwarf brick walling & tiled path to front door. To the rear is an enclosed concreted garden which is approx. 20' with far reaching views across the Stour Estuary.
<b>Council Tax</b>	Band B: £1,624.06 pa (April 2024 – March 2025).
<b>Note</b>	The property is available from the beginning of June and internal photos will follow once the existing tenant vacates at the end of May.