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THE RIDGEWAY, DOVERCOURT

**FOR SALE IS THIS WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE
IN A POPULAR LOCATION WITH 60' LANDSCAPED GARDEN, PARKING & GARAGE**



PRICE £265,000 FREEHOLD

**3 BEDROOM SEMI-DETACHED HOUSE
20' L-SHAPED LOUNGE, 18' DINING ROOM
KITCHEN, BATHROOM, UPVC DOUBLE GLAZING
GAS C/H, 60' LANDSCAPED REAR GARDEN
GARAGE & EXTENSIVE OFF-STREET PARKING**

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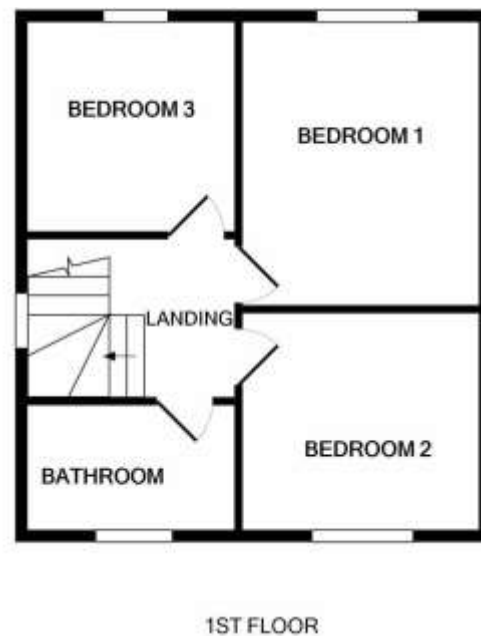
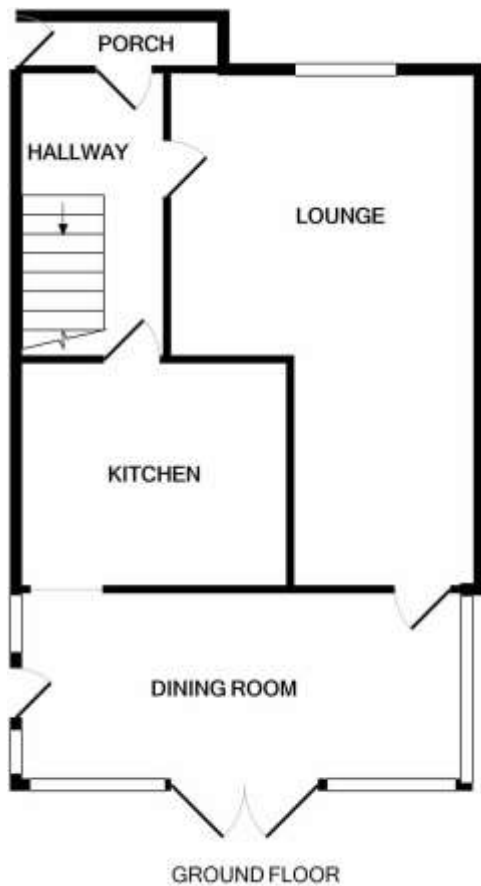


The Ridgeway, Dovercourt, Harwich CO12 4AU...

UPVC entrance door to: -

Entrance Porch	UPVC double glazed windows to front & side, opaque glazed door to: -
Hall	Radiator, under stair cupboard, stairs to first floor, doors to lounge & kitchen.
L-Shaped Lounge	20'8 x 12'6 (7'5 min). UPVC double glazed window to front, 3 radiators, feature redbrick gas fireplace & TV shelf, opaque glazed door & window to dining room.
Kitchen	11' x 9'. Fitted units comprising eye & base level cupboards, drawers, work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, 1/2 tiled to 3 walls, 2 radiators, built in pantry cupboard, open window & doorway to: -
Dining Room	18'2 x 7'6. UPVC double glazed windows to rear & side, radiator, UPVC glazed door to rear garden & UPVC part glazed door to side.
Stairs & Landing	UPVC double glazed opaque window to side, loft hatch, doors to all rooms.
Bedroom 1	12' x 10' (8'9 min). UPVC double glazed window to front, radiator.
Bedroom 2	10'6 x 8'6. UPVC double glazed window to rear with far reaching estuary views, radiator, fitted wardrobes to 1 wall.
Bedroom 3	8'8 x 8'8 (5'3 min). UPVC double glazed window to front, radiator, fitted wardrobe & top cupboard, airing cupboard housing gas boiler & shelving.
Bathroom	Fully tiled white suite comprising panelled bath with chrome shower mixer taps & separate electric shower above, close-couple WC, pedestal wash basin, heated towel radiator, fitted cupboard & shelving, UPVC double glazed opaque window to rear.
Outside	To the front is a lawn garden. Driveway providing extensive off-road parking & leading to DETACHED GARAGE with up & over type door, power & lighting. Gate from the driveway to the landscaped rear garden which is approx. 60' with large paved patio area, lawn, shrub beds & borders, second paved patio area, enclosed by fencing.
Council Tax	Band C - £1,873.52 (April 2024 - March 2025).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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.