

# COMPASS

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## **REBOW ROAD, DOVERCOURT**

**FOR SALE IS THIS WELL PRESENTED 2 BEDROOM TERRACE HOUSE IN A CUL-DE-SAC LOCATION WITH GAS C/H, CONSERVATORY, OFF-STREET PARKING & NO ONWARD CHAIN**



**PRICE £189,000 FREEHOLD**

**\* 2 BEDROOM TERRACE HOUSE \***

**\* LOUNGE \* CONSERVATORY \* GAS C/H \***

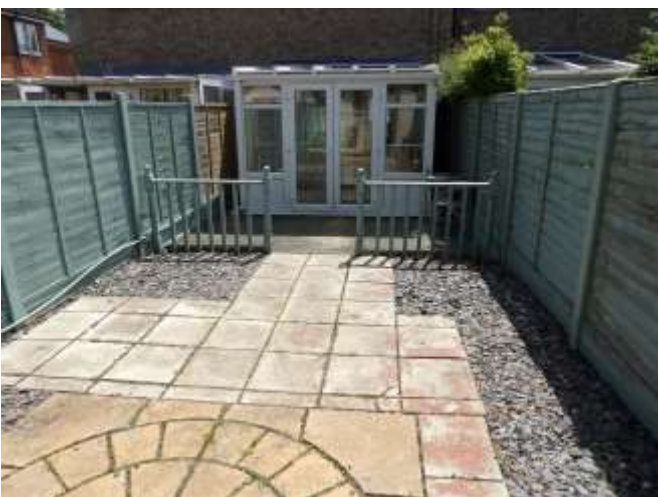
**\* MODERN KITCHEN \* MODERN SHOWER ROOM \***

**\* UPVC DOUBLE GLAZING \* 30' REAR GARDEN \***

**\* OFF-STREET PARKING \* NO ONWARD CHAIN \***

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## Rebow Road, Dovercourt, Harwich, Essex CO12 4XE...

### UPVC entrance door to: -

<b>Entrance Porch</b>	UPVC double glazed window to side, cupboard housing meters, electric consumer unit & space for tumble dryer, part glazed UPVC door to: -
<b>Hall</b>	Radiator, laminate floor, stairs to first floor, open doorways to kitchen & lounge.
<b>Kitchen</b>	<b>11'4 x 5'9.</b> Comprising gloss white eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer 1½ bowl sink unit with mixer tap, tiled splash backs, built in oven, hob & stainless-steel cooker hood, plumbing for washing machine, UPVC double glazed window to front with fitted Venetian blind, open to: -
<b>Lounge</b>	<b>12'3 x 11'8 (14'5 max).</b> Radiator, laminate floor, under stair cupboard, UPVC double glazed sliding patio doors to: -
<b>Conservatory</b>	<b>9'10 x 9'5.</b> UPVC double glazed windows to rear & both sides, radiator, laminate floor, UPVC double glazed French doors to rear garden.
<b>Stairs &amp; Landing</b>	Loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>10'3 x 8'5.</b> UPVC double glazed window to rear with fitted Venetian blind, radiator, fitted wardrobes to 1 wall.
<b>Bedroom 2</b>	<b>9'8 x 8'4.</b> UPVC double glazed window to front with fitted Venetian blind, radiator, built in over stairs storage cupboard with shelving, built in airing cupboard housing gas boiler, radiator & shelving.
<b>Shower Room</b>	Fully tiled white suite comprising large walk-in shower, vanity hand wash basin with mixer taps & cupboard under, close-coupled WC, extractor fan, chrome heated towel radiator, tiled floor.
<b>Outside</b>	To the front is a paved garden. Shared passageway with gate leading to the rear garden which is approx. 30' with decked patio area, paved, slate chippings, outside tap, summer house & enclosed by fencing. To the front is 1 allocated parking space with an additional parking space allocated in the residents car park area.
<b>Council Tax</b>	Band B - £1,624.06 (April 2024 - March 2025).

**EPC to follow...**

**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.*