

# COMPASS

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## LEE ROAD, DOVERCOURT

FOR SALE IS THIS FULLY MODERNISED 3 BEDROOM TERRACE HOUSE CLOSE TO TOWN CENTRE & SEA FRONT WITH NEW KITCHEN, OFF STREET PARKING & NO ONWARD CHAIN



**PRICE £275,000 FREEHOLD**

**3 BEDROOM TERRACE HOUSE FULLY MODERNISED  
TO AN EXCEPTIONAL STANDARD**

**25' LOUNGE/DINING ROOM \* NEW 17' KITCHEN  
NEW DOUBLE GLAZING THROUGHOUT \* GAS C/H  
BATH & SHOWER ROOM \* NEW CARPETS & HARD FLOORING  
RE-WIRED \* RE-PLASTERED \* EPC RATING C  
REAR GARDEN \* OFF STREET PARKING \* NO ONWARD CHAIN**

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)



## Lee Road, Dovercourt, Harwich CO12 3SJ...

### Outside storm porch with light & new composite entrance door to: -

<b>Entrance Hall</b>	With new engineered wood flooring, new radiator, dado rail, cornice coving, stairs to first floor, doors to all rooms.
<b>Lounge/ Dining Room</b>	<b>25'8 (23'2 min) x 11'6 (10'3 min) - 7.8m (max) x 3.5m (max).</b> UPVC double glazed bay window to front, 2 new feature cast iron elegant fireplaces, new engineered wood flooring, 2 boxed radiators, dado rail with panel effect below, cornice coving, UPVC double glazed window to rear, double doors to hall.
<b>New Cloakroom</b>	UPVC double glazed opaque window to side, white close-coupled WC with space saver basin above, new engineered wood flooring, extractor fan, under stair space with cupboards housing electric meter & consumer units.
<b>New Kitchen/ Breakfast Room</b>	<b>17'4 x 8'9 (8'3 min) – 5.2m x 2.6m (max).</b> Fitted gloss white Howdens units comprising eye level cupboards with work surfaces, drawers & base cupboards, built in Lamona oven, ceramic hob & extractor hood, stainless-steel 1½ bowl single drainer sink unit with mixer taps, tiled splash backs, new integrated Lamona fridge/freezer & dishwasher, under counter space & plumbing for washing machine & tumble dryer, new engineered wood flooring, radiator, UPVC double glazed windows to side, UPVC double glazed door to rear garden.
<b>Stairs &amp; Landing</b>	New carpet, UPVC double glazed window to side, loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>11'4 x 11'8 (10'5 min) – 3.4m x 3.5m (max).</b> UPVC double glazed window to rear, radiator, new carpet.
<b>Bedroom 2</b>	<b>11'5 x 8'3 (7' min) – 3.4 x 2.5m (max).</b> UPVC double glazed window to front, radiator, new carpet.
<b>Bedroom 3</b>	<b>8' x 6'5 – 2.4m x 1.9m.</b> UPVC double glazed window to front, radiator, new carpet.
<b>Bath &amp; Shower Room</b>	<b>11' x 8'10 – 3.3m x 2.7m.</b> White suite comprising free standing rolltop bath with Victorian style shower mixer taps, fully tiled corner shower cubicle with new chrome fittings & additional fixed rainfall head, pedestal hand wash basin, close-coupled WC, upright heated towel rail, boxed radiator, airing cupboard housing Baxi boiler, UPVC double glazed opaque window to rear.

## Outside

To the front is an enclosed low maintenance garden with dwarf walling & path to front door. New double wooden gates at the rear leading to off street parking. The rear garden is mostly slate chipped with shrubs, flower beds & enclosed by walling & fencing.



## Note

The property has been fully modernised by the long-term owners including new kitchen, new UPVC windows & French doors, new carpets to all bedrooms, stairs & landing, new engineered wood flooring throughout the ground floor, new internal doors, new linked smoke & CO detectors, re-wired, re-plastered walls & ceilings incorporating upgraded insulation, re-decorated throughout internally & externally, new fireplaces & landscaped gardens

## Council Tax

Band B: £1,624.06 pa (April 2024 - March 2025).

## EPC

The property benefits from an EPC band C rating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	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.*