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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 REDUCED TO £250,000 FREEHOLD
STAMP DUTY FREE UNTIL 31st MARCH 2025**

**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 & LVT FLOORING
RE-WIRED * RE-PLASTERED * EPC RATING C
REAR GARDEN * OFF STREET PARKING * NO ONWARD CHAIN**

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

Entrance Hall	With new Luxury Vinyl Tile (LVT) flooring, new radiator, dado rail, cornice coving, stairs to first floor, doors to all rooms.
Lounge/ Dining Room	25'8 (23'2 min) x 11'6 (10'3 min) - 7.8m (max) x 3.5m (max). UPVC double glazed bay window to front, 2 new feature cast iron elegant fireplaces, new Luxury Vinyl Tile (LVT) flooring, 2 boxed radiators, dado rail with panel effect below, cornice coving, UPVC double glazed window to rear, double doors to hall.
New Cloakroom	UPVC double glazed opaque window to side, white close-coupled WC with space saver basin above, new Luxury Vinyl Tile (LVT) flooring, extractor fan, under stair space with cupboards housing electric meter & consumer units.
New Kitchen/ Breakfast Room	17'4 x 8'9 (8'3 min) – 5.2m x 2.6m (max). 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 Luxury Vinyl Tile (LVT) flooring, radiator, UPVC double glazed windows to side, UPVC double glazed door to rear garden.
Stairs & Landing	New carpet, UPVC double glazed window to side, loft hatch, doors to all rooms.
Bedroom 1	11'4 x 11'8 (10'5 min) – 3.4m x 3.5m (max). UPVC double glazed window to rear, radiator, new carpet.
Bedroom 2	11'5 x 8'3 (7' min) – 3.4 x 2.5m (max). UPVC double glazed window to front, radiator, new carpet.
Bedroom 3	8' x 6'5 – 2.4m x 1.9m. UPVC double glazed window to front, radiator, new carpet.
Bath & Shower Room	11' x 8'10 – 3.3m x 2.7m. 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, gate to rear.



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.

The property has been reduced to £250,000 to benefit any potential purchasers with no stamp duty payable should they complete the purchase by 31st March 2025.

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.