# COMPASS

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### MAIN ROAD, DOVERCOURT

FOR SALE IS THIS 3/4 BEDROOM DETACHED CHALET STYLE PROPERTY WITH 23' LOUNGE/DINING ROOM, CONSERVATORY, 2 GARAGES & NO ONWARD CHAIN



## PRICE £350,000 FREEHOLD

\* DETACHED CHALET SYLE PROPERTY \* GAS C/H \*

\* 3/4 DOUBLE BEDROOMS \* 23' LOUNGE/DINING ROOM \*

\* KITCHEN \* BEDROOM 4/STUDY \* GROUND FLOOR WC \*

\* FIRST FLOOR BATH & SHOWER ROOM \* SEPARATE WC \*

\* MOSTLY DOUBLE GLAZED \* REAR GARDEN \* NO CHAIN \*

\* 2 LARGE GARAGES & OFF-STREET PARKING \*

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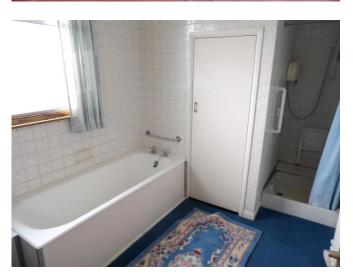
















#### Main Road, Dovercourt, Harwich CO12 4NH...

Double glazed entrance door to: -

**Entrance Porch** Double glazed windows to front, stone floor, opaque glazed door with

sidelight to: -

**Hall** Radiator, stairs to first floor, doors to all rooms except conservatory.

**Bedroom 4/Study** 11' x 9' (8' min). Double glazed window to front, radiator.

WC White close-coupled WC, tiled walls, opaque double glazed window

to rear.

Lounge/Dining Room 23' x 12'4 (14' max). Double glazed window to front, 2 radiators,

gas fireplace with back boiler, opaque windows to side, double glazed

sliding patio doors to: -

**Conservatory** 13'4 x 8'2. UPVC double glazed windows to rear & both sides, UPVC

double glazed French door to rear garden.

Kitchen 14'8 (10'5 min) x 11'5. Fitted eye level cupboards with work

surfaces, drawers & cupboards under, stainless steel double drainer sink, tiled walls, built in pantry cupboard, double glazed window to

rear, double glazed door to: -

**Rear Lobby** 9'10 max x 8'. UPVC door to rear garden, doors to kitchen, front

garage & side path, power & lighting.

Stairs & Landing Large loft hatch, doors to all bedrooms, double glazed window to

front.

**Bedroom 1** 14' x 11'10. Double-glazed windows to rear & side, radiator.

**Bedroom 2 12' x 11'.** Double glazed windows to front & side, radiator.

**Bedroom 3 12'5 x 7'9.** Double glazed window to front, radiator.

Bath & Shower Room 9' (11' max) x 7'4. Fully tiled white suite comprising panelled bath,

shower cubicle, hand wash basin, radiator, large built in storage

cupboard, opaque window to rear.

**Separate WC** White low-level WC, tiled walls, opaque window to rear.

**Outside** To the front is a lawn garden enclosed by walling & fencing. Wrought

iron gates to block paved path & driveway providing off street parking & leading to **FRONT GARAGE (18' x 10')** with power & lighting, fuse box & electric meter, window & glazed door to rear lobby. Paths from the front to both sides with one leading to rear lobby & to the other side leading to rear garden. The rear garden is lawn, enclosed by walling & fencing with large paved patio area & wrought iron gate to the rear. There is shared rear vehicle access to a second **REAR GARAGE/WORKSHOP (24'6 x 12'3)** with up & over type doors, power & lighting, vehicle inspection pit, gantry crane, 2 double glazed windows to side, double doors to rear garden.





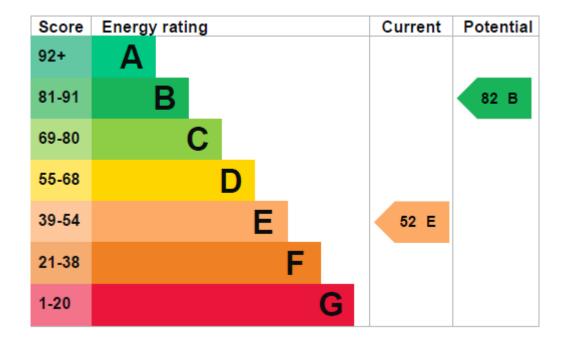




**Council Tax** 

Band D: £2,088.08 pa (April 2024 - March 2025).

#### **EPC**



#### 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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.