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LOW ROAD, DOVERCOURT

FOR SALE IS THIS WELL PRESENTED 2 BEDROOM HOUSE IN A POPULAR LOCATION WITH CONSERVATORY, EN-SUITE, CLOAKROOM, GARAGE & PARKING



PRICE £240,000 FREEHOLD

*** 2 BEDROOM END-TERRACE HOUSE ***

*** 15' x 15' LIVING ROOM * * KITCHEN/BREAKFAST ROOM ***

*** UPVC DOUBLE GLAZING * GAS C/H ***

*** GROUND FLOOR CLOAKROOM * SHOWER ROOM ***

*** EN-SUITE SHOWER ROOM * 50' REAR GARDEN ***

*** GARAGE & OFF-STREET PARKING * NO ONWARD CHAIN ***

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UPVC entrance door to: -

Entrance Porch	UPVC double glazed windows to front & both sides, entrance door to: -
Hall	Radiator, laminate floor, stairs to first floor, doors to all rooms.
Cloakroom	White suite comprising pedestal hand wash basin, close couple WC, radiator, extractor fan, electric consumer unit, laminate floor.
Kitchen/ Breakfast Room	9' x 8'4. White gloss units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with mixer tap, tiled splash backs, built in oven, ceramic hob & extractor hood, plumbing for washing machine, cupboard housing gas boiler, fitted breakfast bar, radiator, UPVC double glazed window to front.
Living Room	15' (14'4 min) x 15' (11'9 min). UPVC double glazed window to rear, 2 radiators, electric fireplace, laminate floor, under stair cupboard, UPVC double glazed French doors to: -
Conservatory	10'8 x 8'6 max. UPVC double glazed windows to rear & both sides, radiator, UPVC double glazed French to rear garden.
Landing	Radiator, airing cupboard, loft hatch, doors to all rooms.
Bedroom 1	15' x 12'3 (7'9 min). Dual UPVC double glazed windows to front, 2 radiators, door to: -
En-Suite	White suite comprising tiled shower cubicle, vanity hand wash basin with cupboard under, close couple WC, extractor fan, shaver point, radiator.
Bedroom 2	9'7 x 8'3. UPVC double glazed window to rear, built in wardrobe, radiator.
Shower Room	6'5 x 6' max. White suite comprising large walk-in tiled shower with fixed glazed screen, vanity hand wash basin with cupboard under, close-coupled WC, tiled splash backs, shaver point, radiator, UPVC double glazed opaque window to rear.
Outside	To the front is a lawn garden with shrubs. Shared vehicle access to the side leading to resident's car park area and SINGLE GARAGE with up & over type door & off-road parking space in front of garage. Gate from the car park to the lawn rear garden which is approx. 50' with shrubs, paved patio area, enclosed by fencing.
Council Tax	Band B - £1,624.06 (April 2024 - March 2025).



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.