

COMPASS

Lettings & Sales
New Homes
Property Management
Buy To Let Agents
Mortgage Advice
Block Management



WOODLANDS, GREAT OAKLEY

FOR SALE IS THIS 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR VILLAGE LOCATION REQUIRING SOME MODERNISATION & WITH NO ONWARD CHAIN



PRICE £215,000 FREEHOLD

- * 3 BEDROOM SEMI-DETACHED HOUSE * LOUNGE ***
- * DINING ROOM * KITCHEN * UTILITY ROOM ***
- * STUDY * BATHROOM * OIL C/H ***
- * DOUBLE GLAZING * OFF-STREET PARKING ***
- * SOME MODERNISATION REQUIRED ***
- * 45' REAR GARDEN * NO ONWARD CHAIN ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk



Woodlands, Great Oakley, Harwich, Essex CO12 5BZ...

Double glazed entrance door to: -

Entrance Porch	Part Glazed door to: -
Entrance Hall	Radiator, laminate floor, stairs to first floor, door to lounge, open doorway to kitchen.
Lounge	16'6 x 10'9 (8'4 min). Double glazed window to front, radiator, laminate floor, fireplace.
Dining Room	11' x 11'9 (10'7 min). Double glazed window to rear, radiator, laminate floor.
Kitchen	12' x 8'2. Comprising eye level cupboards with work surfaces, drawers & base level cupboards, stainless steel single drainer sink, oil fired boiler, window & door to: -
Utility Room	8' x 5'9. Plumbing & space for washing machine, laminate floor, window to rear, open doorway to: -
Study	8'5 x 7'6. UPVC double glazed window to front, UPVC door to front, UPVC door to rear GARAGE/WORKSHOP, laminate floor.
Landing	UPVC double glazed window to side, airing cupboard, doors to all rooms, loft hatch.
Bedroom 1	13'5 x 10'9. Double glazed window to front, radiator.
Bedroom 2	11'10 x 8'5 min. UPVC double glazed window to rear, radiator.
Bedroom 3	7'9 x 7'. Double glazed window to front, radiator.
Bathroom	8'2 x 5'7. White suite comprising panelled bath with separate shower above, pedestal hand wash basin, close-coupled WC, radiator, UPVC double glazed opaque window to rear.
Outside	To the front is an open plan lawn garden. Driveway providing off street parking for 2 vehicles. The rear garden is approx. 45', lawn, paved patio, oil tank, enclosed by fencing, GARAGE/WORKSHOP now linked to the house through the Study.
Council Tax	Band C - £1,873.52 (April 2024 - March 2025).



EPC ...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 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.