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RAMSEY ROAD, DOVERCOURT

FOR SALE IS THIS 3 BEDROOM SEMI-DETACHED HOUSE LOCATED IN UPPER DOVERCOURT WITH GAS C/H, DOUBLE GLAZING, 110' REAR GARDEN & NO CHAIN



PRICE £240,000 FREEHOLD

- * 3 BEDROOM SEMI-DETACHED HOUSE ***
- * LOUNGE/DINING ROOM * KITCHEN ***
- * UTILITY ROOM * BATHROOM * GAS C/H ***
- * MOSTLY DOUBLE GLAZED * 90' REAR GARDEN ***
- * POTENTIAL OFF-STREET PARKING * NO CHAIN ***

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Outside storm porch with UPVC entrance door to: -

Hall	Radiator, dado rail, stairs to first floor, door to Lounge/Dining Room, under stair cupboard with frosted window to side, electric consumer unit & meter.
Lounge/ Dining Room	25' (27' max) x 11' (9' min). UPVC double glazed bay window to front, UPVC double glazed window to rear, 3 radiator, gas fireplace with back boiler, fitted cupboard, doors to Kitchen & Utility Room.
Kitchen	10' x 6'. Pale grey fitted units comprising eye level cupboards, work surfaces, base level drawers & cupboards, stainless steel single drainer sink with chrome mixer taps, tiled splash backs, space & plumbing for dish washer, space for upright fridge freezer, built in electric oven, ceramic hob & stainless-steel chimney style extractor hood, UPVC double glazed window to rear, UPVC part glazed door to rear garden.
Utility Room	8'7 x 4'4. UPVC double glazed window to side, space & plumbing for washing machine & tumble dryer, radiator.
Landing	UPVC double glazed window to side, dado rail, loft hatch, doors to all rooms.
Bedroom 2	11'6 x 10'7 (9'5 min). UPVC double glazed window to front, radiator, picture rail, new carpet.
Bedroom 1	13' x 10'10 (9' min). UPVC double glazed window to rear, radiator, grated fireplace, new carpet, picture rail, airing cupboard housing hot water cylinder.
Bedroom 3	7'4 x 5'8. UPVC double glazed window to front, radiator.
Bathroom	White suite comprising panelled bath with new chrome shower mixer tap & separate shower above, pedestal hand wash basin, close-coupled WC, radiator, mostly tiled walls, cornice coving, double glazed opaque window to rear.
Outside	The front is mostly concreted & shingled to provide potential off-street parking (there is a low kerb to the front but not a dropped kerb), lawn to one side & fencing to both sides. Path & gate to the side of the property. The rear garden is approx. 90' with lawn, concrete patio areas, outside tap, 2 wooden sheds, washing line, enclosed by fencing.
Council Tax	Band B - £1,624.06 (April 2024 - March 2025).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 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.