

# COMPASS

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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, GARAGE & NO ONWARD CHAIN**



**PRICE £190,000 FREEHOLD**

**\* 3 BEDROOM SEMI-DETACHED HOUSE \***

**\* LOUNGE \* DINING ROOM \* KITCHEN \***

**\* BATH & SHOWER ROOM \* GAS C/H \***

**\* MOSTLY DOUBLE GLAZED \* DETACHED GARAGE \***

**\* 40' SOUTH FACING REAR GARDEN \* NO CHAIN \***

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## **Ramsey Road, Dovercourt, Harwich, Essex CO12 4RJ...**

### **UPVC entrance door to: -**

<b>Hall</b>	Radiator, stairs to first floor, picture rail, door to Dining Room, under stair cupboard housing gas boiler, electric consumer unit & meter.
<b>Dining Room</b>	<b>10'9 x 11'4 (8' min).</b> UPVC double glazed French doors to rear garden, radiator, wooden floor, coved ceiling, open to Kitchen & open double doorway to Lounge.
<b>Kitchen</b>	<b>8' x 7'.</b> White fitted units comprising eye level cupboards, work surfaces, base level drawers & cupboards, 1½ bowl single drainer sink with mixer taps, tiled splash backs, built in oven & hob, tiled floor, UPVC double glazed windows to rear & side.
<b>Lounge</b>	<b>12' x 11'8 (7'6 min).</b> UPVC double glazed bay window to front, corner fireplace.
<b>Landing</b>	UPVC double glazed window to side, loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>12'2 (9' min) x 11'.</b> UPVC double glazed bay window to front, radiator, coved ceiling.
<b>Bedroom 2</b>	<b>11'8 (9'3 min) x 11'4 (10' min).</b> UPVC double glazed window to rear, radiator, coved ceiling.
<b>Bedroom 3</b>	<b>7' x 6'8.</b> UPVC double glazed window to front, radiator.
<b>Bath &amp; Shower Room</b>	<b>8'5 x 6'4.</b> White suite comprising panelled bath, tiled shower cubicle, vanity hand wash basin with cupboard under, close-coupled WC, ½ tiled walls, heated towel rail, opaque window to rear.
<b>Outside</b>	The front is mostly lawn with dwarf walling & block paved path to the front door. To the side is a shared driveway leading to <b>DETACHED GARAGE</b> with up & over type door. Gate from shared driveway to the south facing rear garden which is approx. 40' with lawn, block paved patio area & enclosed by fencing.



**Council Tax** Band B - £1,687.76 (April 2025 - March 2026).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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.*