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RAMSEY ROAD, DOVERCOURT

**FOR SALE IS THIS 3 BEDROOM SEMI-DETACHED HOUSE IN UPPER DOVERCOURT
REQUIRING MODERNISATION & REFURBISHMENT WITH NO ONWARD CHAIN**



PRICE £175,000 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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UPVC entrance door to: -

Hall	Radiator, stairs to first floor, picture rail, door to Dining Room, under stair cupboard housing gas boiler, electric consumer unit & meter.
Dining Room	10'9 x 11'4 (8' min). UPVC double glazed French doors to rear garden, radiator, wooden floor, coved ceiling, open to Kitchen & open double doorway to Lounge.
Kitchen	8' x 7'. 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.
Lounge	12' x 11'8 (7'6 min). UPVC double glazed bay window to front, corner fireplace.
Landing	UPVC double glazed window to side, loft hatch, doors to all rooms.
Bedroom 1	12'2 (9' min) x 11'. UPVC double glazed bay window to front, radiator, coved ceiling.
Bedroom 2	11'8 (9'3 min) x 11'4 (10' min). UPVC double glazed window to rear, radiator, coved ceiling.
Bedroom 3	7' x 6'8. UPVC double glazed window to front, radiator.
Bath & Shower Room	8'5 x 6'4. 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.
Outside	The front is mostly lawn with dwarf walling & block paved path to the front door. To the side is a shared driveway leading to DETACHED GARAGE 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.