# COMPASS

# *GWYNNE ROAD, DOVERCOURT*



## FOR RENT @ £950pcm     DEPOSIT £1050

### 3 BEDROOM TERRACE HOUSE
### LOUNGE, DINING ROOM, DOUBLE GLAZING
### BREAKFAST ROOM, KITCHEN, GAS C/H
### FIRST FLOOR BATHROOM
### COURTYARD REAR GARDEN
### AVAILABLE NOW, UNFURNISHED

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# Gwynne Road, Dovercourt, Harwich CO12 3BQ...

**Part glazed entrance door to: -**

| | |
|---|---|
| **Entrance Hall** | Radiator, laminate floor, stairs to 1st floor, doors to all rooms except kitchen. |
| **Lounge** | **12' (14'3 max) x 11'10 (10'10 min).** UPVC double glazed bay window to front with fitted blinds, radiator |
| **Dining Room** | **12' x 9'6 (8'6 min).** UPVC double glazed window to rear, radiators, storage cupboard. |
| **Breakfast Room** | **10' x 7'.** UPVC double glazed window to side, radiator, laminate floor, door to rear courtyard, open doorway to: - |
| **Kitchen** | **9' x 6'.** Fitted eye level cupboards, work surfaces & base level drawers & cupboards, stainless steel single drainer sink unit with mixer tap, part tiled walls, gas boiler, tiled floor, UPVC double glazed window to rear. Please note there an electric cooker point only (no gas cooker connection). |
| **Landing** | With doors to all rooms. |
| **Bedroom 1** | **15'3 (14'3 min) x 12'.** UPVC double glazed windows to front, radiator, fitted cupboard. |
| **Bedroom 2** | **12' x 9'5 (8'5 min).** UPVC double glazed window to rear, radiator, fitted cupboard. |
| **Bedroom 3** | **10' x 8'10 (6'8 min).** UPVC double glazed window to side, fitted cupboard, door to: - |
| **Bathroom** | **8'9 x 5'9.** White suite comprising panelled bath with chrome shower mixer taps, pedestal hand wash basin with chrome mixer tap, close-coupled WC, chrome heated towel radiator, tiled floor, UPVC opaque double-glazed window to rear. |
| **Outside** | Small front garden with dwarf brick walling. Shared rear pathway with gated access to the west facing rear courtyard garden which is concreted & enclosed by fencing & walling. |
| **Council Tax** | Band A: £1,392.05 pa (April 2024 - March 2025). |