

# COMPASS

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## ***FRONKS ROAD, DOVERCOURT***



**FOR RENT @ £1350pcm      DEPOSIT £1550**

**3 BEDROOM END-TERRACE HOUSE  
25' LOUNGE/DINING ROOM, GAS C/H  
NEW KITCHEN, UPVC DOUBLE GLAZING  
NEW BATHROOM, NEW CLOAKROOM  
PAVED REAR & SIDE GARDENS, SEA VIEWS  
OFF STREET PARKING, AVAILABLE NOW**

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)

## Fronks Road, Dovercourt, Harwich CO12 3RW...

### UPVC entrance door to: -

<b>Entrance Porch</b>	UPVC double glazed window to side, tiled floor, part glazed door to: -
<b>Hall</b>	Radiator, laminate floor, under stair cupboard housing electric consumer unit, stairs to 1 <sup>st</sup> floor, doors to all rooms.
<b>Cloakroom</b>	Fully tiled white suite comprising hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, fitted wall mirror with LED lighting, chrome heated towel radiator, extractor fan, tiled floor, UPVC opaque double-glazed window to side.
<b>Lounge/ Dining Room</b>	<b>25'6 x 11'2 (9' min).</b> UPVC double glazed windows to front & rear, 2 radiators, laminate floor, inset lighting.
<b>New Kitchen</b>	<b>11' x 9'8.</b> Fitted eye level cupboards, work surfaces, base level drawers & cupboards, stainless steel single drainer sink unit with mixer tap, tiled splash backs, built in oven, ceramic hob & stainless-steel chimney style hood above, integrated dish washer, radiator, inset lighting, UPVC double glazed window & door to rear porch. Non-maintained fridge freezer & microwave can remain if required.
<b>Rear Porch</b>	UPVC double glazed windows to rear & side, UPVC glazed door to rear garden, plumbing for washing machine. Non-maintained washing machine can remain if required.
<b>Landing</b>	Loft hatch, inset lighting, doors to all rooms.
<b>Bedroom 1</b>	<b>12'8 (11'2 min) x 11'5.</b> UPVC double glazed window to rear, radiator, inset lighting, built in double wardrobe & storage cupboard.
<b>Bedroom 2</b>	<b>11'5 x 11'.</b> UPVC double glazed window to front with sea views, radiator, inset lighting, built in double wardrobe.
<b>Bedroom 3</b>	<b>8' max x 7'6.</b> UPVC double glazed window to front with sea views, radiator.
<b>Bathroom</b>	Fully tiled white suite comprising L-shaped bath with shower panel & screen, vanity hand wash basin with chrome mixer tap, pop-up waste & 2 drawers below, close-coupled WC, chrome heated towel radiator, fitted heated wall mirror with LED lighting, extractor fan, inset lighting, tiled floor, UPVC opaque double-glazed window to rear.
<b>Outside</b>	The front, side & rear gardens are mostly paved with raised shrub beds to the front, outside lighting, outside electric points, double gates to the rear leading to concrete driveway with off street parking. There is level access to the side of the property & steps to the front.
<b>Council Tax</b>	Band C: £1,856.07 pa (April 2024 - March 2025).

