

COMPASS

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MAIN ROAD, DOVERCOURT

FOR SALE IS THIS 3/4 BEDROOM DETACHED CHALET STYLE PROPERTY WITH 23' LOUNGE/DINING ROOM, CONSERVATORY, 2 GARAGES & NO ONWARD CHAIN



PRICE £325,000 FREEHOLD

*** DETACHED CHALET SYLE PROPERTY * GAS C/H *
* 3/4 DOUBLE BEDROOMS * 23' LOUNGE/DINING ROOM *
* KITCHEN * BEDROOM 4/STUDY * GROUND FLOOR WC *
* FIRST FLOOR BATH & SHOWER ROOM * SEPARATE WC *
* MOSTLY DOUBLE GLAZED * REAR GARDEN * NO CHAIN *
* 2 LARGE GARAGES & OFF-STREET PARKING ***

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Double glazed entrance door to: -

Entrance Porch	Double glazed windows to front, stone floor, opaque glazed door with sidelight to: -
Hall	Radiator, stairs to first floor, doors to all rooms except conservatory.
Bedroom 4/Study	11' x 9' (8' min). Double glazed window to front, radiator.
WC	White close-coupled WC, tiled walls, opaque double glazed window to rear.
Lounge/Dining Room	23' x 12'4 (14' max). Double glazed window to front, 2 radiators, gas fireplace with back boiler, opaque windows to side, double glazed sliding patio doors to: -
Conservatory	13'4 x 8'2. UPVC double glazed windows to rear & both sides, UPVC double glazed French door to rear garden.
Kitchen	14'8 (10'5 min) x 11'5. Fitted eye level cupboards with work surfaces, drawers & cupboards under, stainless steel double drainer sink, tiled walls, built in pantry cupboard, double glazed window to rear, double glazed door to: -
Rear Lobby	9'10 max x 8'. UPVC door to rear garden, doors to kitchen, front garage & side path, power & lighting.
Stairs & Landing	Large loft hatch, doors to all bedrooms, double glazed window to front.
Bedroom 1	14' x 11'10. Double-glazed windows to rear & side, radiator.
Bedroom 2	12' x 11'. Double glazed windows to front & side, radiator.
Bedroom 3	12'5 x 7'9. Double glazed window to front, radiator.
Bath & Shower Room	9' (11' max) x 7'4. Fully tiled white suite comprising panelled bath, shower cubicle, hand wash basin, radiator, large built in storage cupboard, opaque window to rear.
Separate WC	White low-level WC, tiled walls, opaque window to rear.
Outside	To the front is a lawn garden enclosed by walling & fencing. Wrought iron gates to block paved path & driveway providing off street parking & leading to FRONT GARAGE (18' x 10') with power & lighting, fuse box & electric meter, window & glazed door to rear lobby. Paths from the front to both sides with one leading to rear lobby & to the other side leading to rear garden. The rear garden is lawn, enclosed by walling & fencing with large paved patio area & wrought iron gate to the rear. There is shared rear vehicle access to a second REAR GARAGE/WORKSHOP (24'6 x 12'3) with up & over type doors, power & lighting, vehicle inspection pit, gantry crane, 2 double glazed windows to side, double doors to rear garden.



Council Tax Band D: £2,088.08 pa (April 2024 – March 2025).

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.