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KING GEORGES AVENUE, DOVERCOURT

FOR SALE IS THIS 3 BEDROOM TERRACE HOUSE IN A CUL-DE-SAC LOCATION CLOSE TO SCHOOLS & SHOPS WITH GAS C/H, 50' REAR GARDEN & NO ONWARD CHAIN



PRICE £195,000 FREEHOLD

- * 3 BEDROOM MID-TERRACE HOUSE * LOUNGE ***
- * DINING ROOM * KITCHEN * BATHROOM ***
- * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * 50' REAR GARDEN * NO ONWARD CHAIN ***
- * CUL-DE-SAC CLOSE TO SCHOOLS & SHOPS ***

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Outside storm porch with light & part glazed entrance door to: -

- Entrance Hall** With radiator, laminate flooring, stairs to first floor, doors to lounge & dining room, open doorway to kitchen, under stairs storage cupboard housing gas boiler, electric meter, consumer unit & gas boiler.
- Lounge** **15' (12' min) x 13' (12' min).** Double glazed bay window to front, radiator, picture rail, open archway to: -
- Dining Room** **11'8 (10'6 min) x 11'.** Radiator, coved ceiling, double glazed sliding patio doors to rear garden.
- Kitchen** **11' x 5'9.** White fitted eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with chrome mixer tap, built in oven, ceramic hob & stainless-steel chimney style hood, plumbing & space for washing machine, space for upright fridge freezer, strip light, double glazed windows to side & rear, part glazed door to rear garden.
- Landing** With double glazed opaque window to rear, loft hatch, storage cupboard, doors to all rooms.
- Bedroom 1** **12' x 9'9 (8'7).** Double glazed window to front, radiator, coved ceiling.
- Bedroom 2** **12' x 7'.** Double glazed window to front, radiator.
- Bedroom 3** **11' x 6'2 max.** Double glazed window to rear, radiator.
- Bathroom** White suite comprising panelled bath with separate shower above, vanity hand wash basin with chrome mixer tap & cupboard under, close-coupled WC, part tiled walls, radiator, double glazed opaque window to rear.
- Outside** To the front is a shingled garden with dwarf walling. The west facing rear garden is approx. 50', being paved with large raised decked patio & concreted area, raised shrub beds, enclosed by fencing.



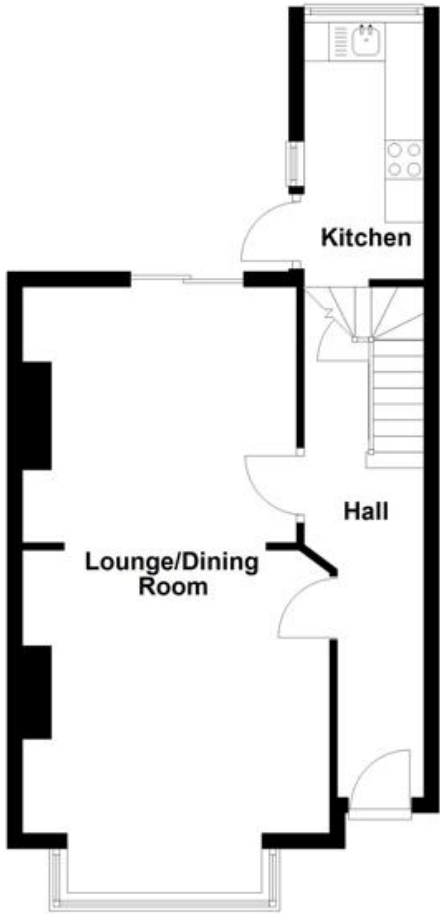
Council Tax Band B: £1,687.76 pa (Aril 2025 - March 2026).

EPC (May 2025)...

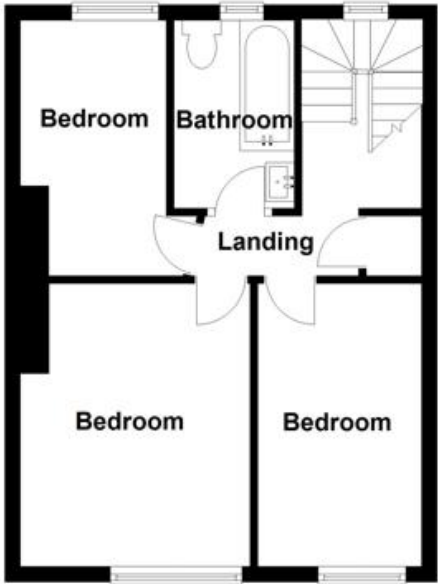
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN...

Ground Floor



First Floor



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.