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GORDON ROAD, DOVERCOURT

**FOR SALE IS THIS VERY WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW
SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO DOVERCOURT BLUE FLAG BEACH**



PRICE £382,000 FREEHOLD

- * 3 BEDROOM DETACHED BUNGALOW ***
- * 16' LOUNGE * 19' ORANGERY ***
- * KITCHEN/DINER * SHOWER ROOM ***
- * OIL C/H * UPVC DOUBLE GLAZING ***
- * GARAGE & OFF-STREET PARKING ***
- * 40' REAR GARDEN * NO ONWARD CHAIN ***

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UPVC entrance door to: -

Entrance Lobby	UPVC double glazed windows to front & side, part glazed door to: -
Hall	Radiator, built in cupboard housing oil fired boiler, loft hatch, doors to all rooms except Orangery.
Bedroom 1	12' x 11'6. UPVC double glazed windows to front & side, radiator, built in wardrobes.
Bedroom 2	11' x 10'5. UPVC double glazed window to front, radiator, built in wardrobes.
Bedroom 3	10'5 x 8'2. UPVC double glazed window to side.
Shower Room	9'8 x 4'8. Part tiled white suite comprising corner shower cubicle, pedestal hand wash basin, close-coupled WC, chrome heated towel rail, tiled floor, UPVC double glazed opaque window to side.
Lounge	16' x 11'6. UPVC double glazed windows to rear & side, electric fireplace, radiator.
Kitchen/Diner	13'9 (12'8 min) x 9'8. Extensively fitted gloss cashmere coloured units comprising eye level cupboards with work surfaces, drawers & cupboards under, built in oven, ceramic hob & stainless steel hood, stainless steel single drainer sink unit with mixer taps, tiled to 2 walls, integrated dishwasher & washing machine, tiled floor, built in shelved full height cupboard, built in airing cupboard housing hot water cylinder, UPVC double glazed window to side, UPVC opaque glazed door to rear garden, UPVC French doors to Orangery.
Orangery	19'6 x 10'. UPVC double glazed windows to rear & both sides, radiator, tiled floor, inset ceiling lights, UPVC double glazed French doors to rear garden.
Outside	To the front is a lawn garden with shrub beds, dwarf walling to the front, outside lighting, patterned concrete path to front door & drive providing off road parking. The patterned concrete continues to the side of the bungalow with gate to the rear. DETACHED GARAGE with up & over type door, power connected, 2 UPVC windows. The rear garden which is approx. 40', being lawn with shrub borders, paved patio area, outside lighting, oil tank, garden shed & greenhouse.
Council Tax	Band D: £2,169.98 pa (April 2025 – March 2026).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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 enquiry through their own legal representative.