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FRONKS ROAD, DOVERCOURT

WELL-PRESENTED LARGE FAMILY HOUSE SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO THE SEA FRONT & TOWN CENTRE WITH NO ONWARD CHAIN



PRICE £500,000 FREEHOLD

- * 6 BEDROOM SEMI-DETACHED TOWN HOUSE ****
- * LOUNGE * DINING ROOM * SITTING ROOM ****
- * STUDY * KITCHEN * 2 BATHROOMS ****
- * GAS C/H * UPVC DOUBLE GLAZING ****
- * 150' REAR GARDEN * NO ONWARD CHAIN ****
- * GARAGE & EXTENSIVE OFF-STREET PARKING ****

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Outside storm porch with part glazed entrance door to: -

Ground Floor

Entrance Hall	UPVC double glazed window to side, radiator, picture rail, stairs to first floor, doors to all rooms except kitchen.
Lounge	17'1 (14' min) x 23'3 max. UPVC double glazed bay window to front, further UPVC double glazed window to front, radiator, feature Chinese marble gas fireplace with limestone surround, oak beams to the ceiling, picture rail.
Study	9' (11'3 max) X 6'5. UPVC double glazed window to rear, radiator, laminate floor, fitted wardrobe cupboards & top cupboards, picture rail.
Sitting Room	15'9 (17'9 max) x 9'2 (10'2 max). UPVC double glazed window to rear, laminate floor, radiator, under stairs cupboard, fireplace, fitted cupboard, UPVC part glazed door to balcony overlooking the rear garden.
Dining Room	12'2 x 10'7 max. UPVC window to side, radiator, electric fire, picture rail, door to: -
Kitchen	12'2 x 8'9 max. Fitted eye level cupboards with work surfaces, drawers & cupboards under, built in oven, ceramic hob & cooker hood, integrated fridge/freezer & dishwasher, stainless steel double sink with mixer taps, radiator, stairs to lower ground floor, UPVC double glazed windows to rear & side.

Lower Ground Floor

Lobby	UPVC opaque glazed door to outside, doors to all rooms & Cellar.
Bathroom	White suite comprising double ended panelled bath with shower mixer taps, vanity wash basin with cupboard under, electric fan heater, part tiled walls, radiator, extractor fan, opaque UPVC double glazed window to rear.
Separate WC	White suite comprising close-coupled WC, radiator, UPVC double glazed opaque window to rear.
Large Cellar	34' max x 27' max (including Utility Room). With power & light connected, gas boiler (approx. 2 years old). Please note this has restricted head height.
Utility Room	12'6 x 10'10. Plumbing for washing machine, sink, radiator.

First Floor

Landing	22'4 x 6'7 max. Radiator, dado rail, coved ceiling, doors to all rooms, stairs to second & ground floors.
Bedroom 1	17'10 (14'5 min) x 14'. UPVC double glazed square 1/2 bay window to front with sea views, electric fireplace with wooden surround, coved ceiling, door Bedroom 4.
Bedroom 4	14' x 9' max. UPVC double glazed window to front.

Bedroom 2	15'1 max x 13'7 (10'7 min). 2 UPVC double glazed windows to rear, radiator, fitted wardrobe, vanity hand wash basin with cupboard under & tiled splashback, picture rail.
Bedroom 3	13'3 (10'11 min) x 12'3 max. UPVC double glazed window to side, radiator, dado rail, picture rail, built in wardrobe, vanity hand wash basin with cupboard under & splashback.
Bathroom	White suite comprising panelled bath with mixer taps & shower attachment above, pedestal hand wash basin, tiled splash backs, electric fan heater, UPVC double glazed opaque windows to front & side.
Separate WC	White suite comprising close-couple WC, UPVC double glazed opaque window to side.
<u>Second Floor</u>	
Landing	Built in cupboard, doors to both bedrooms, stairs to first floor.
Bedroom 5	18'8 max x 12' into bay & narrowing to 4'6 min. UPVC double glazed square bay window to front with sea views, radiator. Please note this room is an obscure shape. Door to: -
Storage Room	10'5 x 6'. UPVC double glazed window to front with sea views.
Bedroom 6	14'9 x 12'6 into bay & narrowing to 9'6. UPVC double glazed square bay window to rear, radiator, walk in storage cupboard.
Outside	To the front is a lawn garden with shrub beds & borders, dwarf walling to front & side. Gated access to patterned concrete path to front door & driveway providing extensive off-road parking & leading to the DETACHED GARAGE with up & over type door. Gated side access to the landscaped rear garden is approx 150' & being lawn with shrub beds, mature trees, pergoda, patio area, outside lighting & being enclosed by fencing.
Council Tax	Band F: £3,134.42 pa (April 2025 – March 2026).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 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 enquire through their own legal representative.