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BIRCH AVENUE, DOVERCOURT

FOR SALE IS THIS RE-DECORATED 2/3 BEDROOM TERRACE HOUSE CLOSE TO SCHOOLS & SHOPS WITH NEW CARPETS, 30' REAR GARDEN & NO ONWARD CHAIN



PRICE £165,000 FREEHOLD

- * 2/3 BEDROOM TERRACE HOUSE ***
- * 25' LOUNGE/DINING * DOUBLE GLAZING ***
- * KITCHEN * BATHROOM * NEW CARPETS ***
- * GAS C/H * RE-DECORATED THROUGHOUT ***
- * 30' REAR GARDEN * NO ONWARD CHAIN ***

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UPVC entrance door leading to: -

Entrance Porch	UPVC double glazed window to front, part glazed door to: -
Lounge/ Dining Room	25' x 11'4. UPVC windows to front & rear, new carpet, 2 radiators, electric fire, stairs to first floor, open doorway to: -
Kitchen	11'8 x 6'3 (5'1 min). White fitted eye & base level cupboards & drawers, work surfaces, stainless-steel single drainer sink unit with mixer taps, tiled splashbacks, new electric cooker, plumbing for washing machine, Baxi gas boiler, new vinyl flooring, UPVC window to side, open doorway to: -
Rear Lobby	UPVC door to rear garden, new vinyl flooring, built in cupboard, door to: -
Bathroom	White suite comprising panelled bath with shower mixer taps, closed-coupled WC, pedestal hand washbasin, radiator, part tiled walls, new vinyl flooring, UPVC opaque window to side.
Stairs & Landing	New carpet, doors to bedrooms 1 & 2, loft hatch.
Bedroom 1	11'4 x 11. UPVC window to front, radiator, new carpet, built in wardrobe.
Bedroom 2	11'4 x 11. UPVC window to rear, radiator, new carpet, door to: -
Bedroom 3/Study	7'9 x 6'. UPVC window to rear radiator, new carpet.
Front Garden	Small shingled front garden with dwarf brick wall, coloured tiled path to front door, wrought iron gate to the pavement.
Rear Garden	Being lawn with paved patio area, enclosed by fencing & gated rear access.
Council Tax	Band B: £1,687.76 pa (April 2025 – March 2026).

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.





EPC (APRIL 2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		