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DOCKFIELD AVE, DOVERCOURT



FOR RENT £1300pcm DEPOSIT £1500

**** 3 BEDROOM SEMI-DETACHED HOUSE ****
**** LOUNGE/DINING ROOM * KITCHEN * GAS C/H ****
**** MODERN BATHROOM * DOUBLE GLAZING ****
**** CORNER PLOT WITH LAWN GARDENS ****
**** OFF STREET PARKING * AVAILABLE NOW ****

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UPVC part glazed entrance door to: -

Entrance Hall	Laminate floor, radiator, cloaks cupboard housing electric meter & consumer unit, stairs to first floor, doors to both rooms.
Lounge/ Dining Room	18'2 (10'6 min) x 14'1. Double glazed window to rear with fitted Venetian blind, radiator, disconnected gas fireplace (not useable).
Kitchen	14'6 (12'9 min) x 8'. Fitted gloss white units comprising eye level cupboards, display cabinets, drawers & base level cupboards, worksurfaces, 1½ bowl single drainer sink unit with mixer tap, built in oven, induction hob & stainless steel cooker hood, integrated dish washer, fridge & freezer, non-maintained washing machine can remain or be removed, strip light, tiled floor, large under stair cupboard, double glazed window & door to rear garden.
Landing	Double glazed window to rear with fitted Venetian blind & far reaching views, radiator, loft hatch, large airing cupboard housing gas boiler, doors to all rooms.
Bedroom 1	13' x 9'. Double glazed window to rear with fitted Venetian blind, radiator.
Bedroom 2	9' x 9'. Double glazed window to rear with fitted Venetian blind, radiator.
Bedroom 3	9' x 8'6. Double glazed window to rear with fitted Venetian blind, radiator.
Modern Bathroom	White suite comprising panelled bath with new mixer taps with separate shower above & rainfall head & glazed screen, close-coupled WC, pedestal hand wash basin, heated towel rail, double glazed opaque window to side.
Outside	The property benefits from being on a generous corner plot with lawn front garden, drive to the side providing off street parking for 1 car. Wrought iron gate to the lawn rear & side gardens, with block paved patio area, garden shed, shrubs, raised decked patio area & enclosed by fencing.
Note	Any appliances in this property may be non-maintained.
Council Tax	Band C: £1,928.87 pa (April 2025 – March 2026).

