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MANOR LANE, DOVERCOURT

**FOR SALE IS THIS EXTENDED 3 BEDROOM DETACHED COTTAGE STYLE BUNGALOW
BEING SOLD AS AN INVESTMENT OPPORTUNITY WITH LONG-STANDING TENANTS**



PRICE £300,000 FREEHOLD

- * RENOVATED DETACHED COTTAGE STYLE BUNGALOW ***
- * 3 DOUBLE BEDROOMS * LOUNGE * KITCHEN ***
- * BATHROOM & EN-SUITE SHOWER ROOM ***
- * GAS C/H * UPVC DOUBLE GLAZING ***
- * POSITIVE VENTILATION SYSTEM * EPC RATING C ***
- * FRONT GARDEN & PRIVATE REAR PATIO ***
- * OFF STREET PARKING * INVESTMENT OPPORTUNITY ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

Manor Lane, Dovercourt, Harwich CO12 4EA

UPVC entrance door to: -

Lounge

11'10 (10'7 min) x 10'. UPVC double glazed window to side, radiator, laminate floor, vaulted ceiling, fireplace with inset feature burner style electric fire, doors to bedroom 2 & kitchen.



Kitchen

10' x 9'. Fitted solid oak worktops with drawers & cupboards under, floating solid oak eye level shelving with under lighting, built in oven, hob & stainless-steel chimney extractor fan, butler sink with chrome mixer spray taps, tiled splash backs, cupboard housing gas boiler, radiator, vaulted ceiling, laminate floor, UPVC double glazed window to side, door to: -

Rear Hall

UPVC part glazed door to front, large built in utility cupboard with plumbing & space for washing machine & tumble dryer, laminate floor, doors to bathroom & bedrooms 1 & 3.

Bedroom 1

12'8 x 11'. UPVC double glazed French doors to rear garden, radiator, laminate floor, sunken lighting, door to: -

En-Suite

White suite comprising large walk-in shower cubicle with rainfall shower, pedestal hand wash basin, close-coupled WC, chrome heated towel rail, part tiled walls, tiled floor, heated mirrored wall cabinet with side lighting & internal shaver sockets, sunken lighting, extractor fan, UPVC double glazed opaque window to rear.



Bathroom

White suite comprising square p-shaped bath with chrome mixer taps & rainfall shower over & glazed screen, pedestal hand wash basin, close-couple WC, chrome heated towel rail, part tiled walls, heated mirrored wall cabinet with side lighting & internal shaver sockets, sunken lighting, extractor fan, tiled floor.



Bedroom 2

11' x 10'. UPVC double glazed window to side, radiator, laminate floor, vaulted ceiling, 2 built in wardrobes.

Bedroom 3

11'8 x 9'9. UPVC double glazed French door to rear garden, radiator, laminate floor, sunken lighting.

Outside

Block paved driveway providing off street parking for 2 cars. To the front is a lawn garden with flower borders, enclosed by walling & fencing. Path to the side leading to a private paved patio area at the rear which is enclosed by fencing. There is outside taps & security lighting to the front & rear.

Note

The owner extending & renovated the property in 2020-2021 to a high standard including a new Spanish Slate Roof with a modern vented ridge & positive ventilation, new kitchen, bathroom, en-suite, UPVC double glazing & laminate flooring and a new block paved driveway was laid.

Council Tax

Band A: £1,446.65 pa (April 2025 – March 2026). Please note this banding was set before the property was extended so may be reviewed.

Note

The property is being sold as an investment opportunity, with a good long-term tenant, to Buy-to-Let investors. Full details available on request.



**ALL INTERNAL, DRIVEWAY PHOTOS & EXTERNAL PHOTO BELOW
TAKEN PRIOR TO LATEST TENANCY IN JULY 2021**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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 enquire through their own legal representative.*