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CROWN LANE, DOVERCOURT

FOR SALE IS THIS 2 BEDROOM DUPLEX MAISONETTE CLOSE TO THE TOWN CENTRE & TRAIN STATION WITH GAS C/H, DOUBLE GLAZING, PARKING & NO ONWARD CHAIN



PRICE £110,000 LEASEHOLD

**2 BEDROOM DUPLEX MAISONETTE * LOUNGE
MODERN KITCHEN/DINER & BATHROOM
NEAR TOWN CENTRE & TRAIN STATION
UPVC DOUBLE GLAZING * ELECTRIC HEATING
OFF STREET PARKING * NO ONWARD CHAIN**

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Crown Lane, Dovercourt, Harwich CO12 3AW...

Wooden entrance door to: -

Entrance Lobby Part glazed door to: -

Hall Laminate floor, night storage heater, mains smoke detector, stairs to first floor, doors to all rooms, under stairs study/storage area with carpet.

Bedroom 1 **11'10 x 11'6.** UPVC double glazed window to front, night storage heater.

Bathroom White suite comprising panelled bath with chrome shower mixer taps, pedestal hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, wall mirror, part tiled & shower boarded walls, fan heater, extractor fan.

Bedroom 2 **11'5 (10'10 min) x 8'2 (9' max).** UPVC double glazed window to rear, night storage heater, built in wardrobe housing electric consumer units.

Landing Airing cupboard housing hot water cylinder & shelf, mains smoke detector, doors to both rooms.

**Kitchen/
Dining Room** **15' (14' min) x 11'8.** Fitted eye level cupboards with work surfaces, drawers & cupboards under, built in electric oven, ceramic hob, stainless steel chimney style cooker hood, stainless steel single drainer sink unit with mixer taps, tiled splash backs, plumbing for washing machine, night storage heater, UPVC double glazed window to front.

Lounge **11'5 (10'2 min) x 11'2.** UPVC double glazed window to rear, night storage heater.

Outside Concreted to provide off street parking. Please note that half of the outside front area belongs to the property above (more information available on request).

Council Tax Band A: £1,446.65 pa (April 2025 - March 2026).

Lease Information 999-year lease which commenced on 1st January 1988.

EPC (15/6/2017)...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.