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LEE ROAD, DOVERCOURT

FOR SALE IS THIS 3 BEDROOM TERRACE HOUSE SITUATED IN A POPULAR LOCATION CLOSE TO TOWN CENTRE & SEA FRONT WITH NO ONWARD CHAIN



PRICE £190,000 FREEHOLD

*** 3 BEDROOM TERRACE HOUSE * LOUNGE *
* DINING ROOM * DOUBLE GLAZING * GAS C/H *
* KITCHEN * GROUND FLOOR BATHROOM *
* 30' SOUTH FACING REAR GARDEN *
* NO ONWARD CHAIN ***

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Lee Road, Dovercourt, Harwich CO12 3SJ...

Outside storm porch with UPVC entrance door to: -

Entrance Lobby	Laminate floor, glazed door to: -
Hall	Laminate floor, radiator, stairs to first floor, under stair storage space, UPVC door to rear garden, doors to dining room, kitchen &: -
Lounge	12'2 x 11'4 (13'7 max). Double glazed bay window to front, radiator, coved ceiling.
Dining Room	12'1 (10'11 min) x 11'2. Double glazed window to rear, radiator, electric fireplace.
Kitchen	11'1 x 8'10. Fitted eye level cupboards & display cabinets with work surfaces drawers & cupboards below, built in oven, gas hob & cooker hood, stainless steel 1½ bowl single drainer sink unit with mixer tap, plumbing for washing machine, ½ tiled walls, tiled floor, coved ceiling, radiator, double glazed window to side, door to: -
Bathroom	Fully tiled white suite comprising panelled bath, pedestal hand wash basin, radiator with heated towel rail, extractor fan, tiled floor, opaque double glazed window to side, door to: -
Separate WC	Fully tiled with white WC, tiled floor, opaque double glazed window to rear.
Landing	Double glazed window to side, loft hatch, doors to all rooms.
Bedroom 1	15'6 (14'4 min) x 11'5. Double glazed window to front, radiator.
Bedroom 2	12'2 (11' min) x 11'5. Double glazed window to rear, radiator.
Bedroom 3	11'5 x 8'11. Double glazed window to rear, radiator.
Outside	To the front is a shingled garden enclosed by picket fencing. To the rear is a south facing rear garden which is approx. 30', being lawn with decked patio area, enclosed by fencing with gated rear access.
Council Tax	Band A: £1,205.39 pa (April 2020 - March 2021).

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 enquiry through their own legal representative.

Energy Performance Certificate



9, Lee Road, HARWICH, CO12 3SJ

Dwelling type: Mid-terrace house
Date of assessment: 28 August 2018
Date of certificate: 28 August 2018

Reference number: 2788-5088-7228-5998-7900
Type of assessment: RdSAP, existing dwelling
Total floor area: 93 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

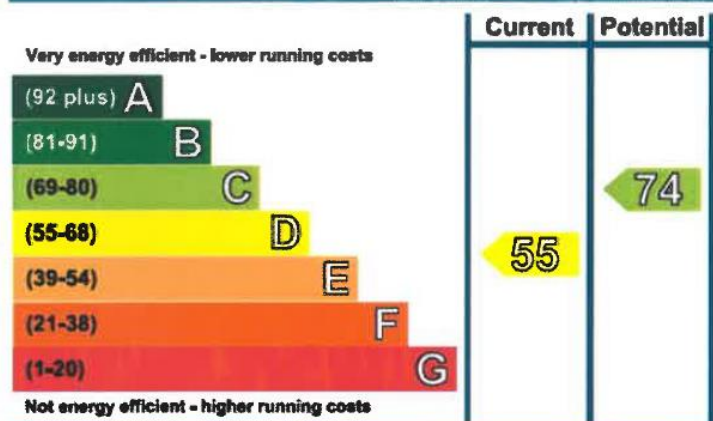
Estimated energy costs of dwelling for 3 years:	£ 3,411
Over 3 years you could save	£ 759

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 189 over 3 years	
Heating	£ 2,856 over 3 years	£ 2,268 over 3 years	
Hot Water	£ 291 over 3 years	£ 195 over 3 years	
Totals	£ 3,411	£ 2,652	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 510
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
3 Low energy lighting for all fixed outlets	£20	£ 63

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.