

COMPASS

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HERON WAY, DOVERCOURT

FOR SALE IS THIS 4 BEDROOM MODERN TOWN HOUSE SITUATED IN A CUL-DE-SAC LOCATION CLOSE TO TOWN CENTRE, SHOPS & SCHOOLS



PRICE £230,000 FREEHOLD

- * 4 BEDROOM MODERN TOWN HOUSE *
- * LOUNGE * KITCHEN/DINING ROOM * CLOAKROOM *
- * BATHROOM * EN-SUITE SHOWER ROOM *
- * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING *
- * WEST FACING REAR GARDEN * NHBC GUARANTEE *
- * OFF STREET PARKING * NO ONWARD CHAIN *

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

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

Heron Way, Dovercourt, Harwich, Essex CO12 3FF...

Outside storm porch with entrance door to: -

Entrance Hall Stairs to first floor, doors to all rooms.

Cloakroom White suite comprising close-coupled WC, pedestal hand wash basin, radiator, extractor fan.

**Kitchen/
Dining Room** **16'9 x 6'2 (7'1 max).** White fitted units comprising eye level cupboards with worksurfaces, drawers & base cupboards under, built in oven, hob & cooker hood, stainless steel 1½ bowl sink with mixer tap, tiled splash backs, plumbing for washing machine, radiator, UPVC double glazed window to front.



Lounge **13'5 x 13'.** UPVC double glazed French doors & windows to rear, 2 radiators.



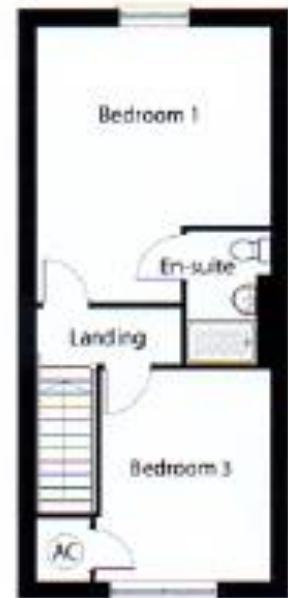
- 1st Floor Landing** UPVC double glazed window to front, radiator, stairs to ground & second floor, doors to all rooms.
- Bedroom 2** 13' x 12'6. UPVC double glazed window to rear, radiator.
- Bedroom 4** 11'1 x 6'3. UPVC double glazed window to front, radiator.
- Bathroom** White suite comprising panelled bath, close-coupled WC, pedestal hand wash basin, part tiled walls, radiator, extractor fan.
- 2nd Floor Landing** Stairs to first floor, doors to both bedrooms.
- Bedroom 1** 15'5 x 12'11 (8' min). UPVC double glazed window to rear, radiator, door to: -
- En-Suite** White suite comprising large tiled shower cubicle, close-coupled WC, pedestal hand wash basin, radiator, extractor fan.
- Bedroom 3** 11'9 x 9'3. UPVC double glazed window to front, radiator, laminate flooring, coved ceiling.
- Outside** To the front is a small shingled garden. To the rear is the west facing lawn garden with decked patio area, gate to the rear, enclosed by fencing. The property has 2 allocated parking spaces in a nearby resident's car park.



Council Tax Band D: £1,808.09 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. We therefore recommend that prospective purchasers make their own enquiries through their own legal representative.



Energy Performance Certificate



128, Heron Way, HARWICH, CO12 3FF

Dwelling type: End-terrace house
 Date of assessment: 13 September 2012
 Date of certificate: 13 September 2012

Reference number: 0001-3817-7811-9692-1585
 Type of assessment: SAP, new dwelling
 Total floor area: 112 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

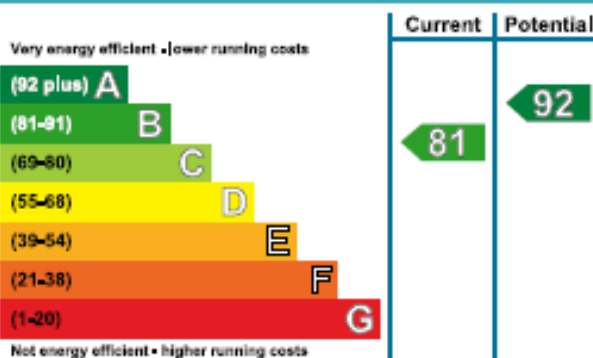
Estimated energy costs of dwelling for 3 years:	£ 1,506
Over 3 years you could save	£ 222

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 177 over 3 years	
Heating	£ 897 over 3 years	£ 912 over 3 years	
Hot Water	£ 312 over 3 years	£ 195 over 3 years	
Totals	£ 1,506	£ 1,284	

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.

