



LAMB & CO

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Inspired by property, driven by passion.



ST. MICHAELS ROAD, DOVERCOURT, CO12 3RZ

PRICE £575,000

Situated at the end of one of the area's most sought after streets which also benefits from being a 'no through' road. This fine property built in 1912 benefits from sea views from multiple rooms, two garages, bar, summerhouse and 90ft South Westerly facing garden.

- Five Bedrooms
- Two Reception Rooms
- Character Features
- Garage/Treatment Room
- Further Garage/Workshop
- EPC E
- South Westerly Facing Garden
- Sought After Road
- Close to Seafront



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

15'2 into bay x 13' (4.62m into bay x 3.96m)

DINING ROOM

13'5 x 11' (4.09m x 3.35m)

KITCHEN

16'11 x 9'10 max (5.16m x 3.00m max)

UTILITY ROOM

9'7 x 6'8 (2.92m x 2.03m)

WC

FIRST FLOOR

LANDING

BEDROOM ONE

15'2 into bay x 13' (4.62m into bay x 3.96m)

BEDROOM TWO

12'3 x 10' (3.73m x 3.05m)

BEDROOM THREE

13'5 x 11' (4.09m x 3.35m)

BEDROOM FOUR

10'2 x 9'10 (3.10m x 3.00m)

BEDROOM FIVE

8'5 x 8'1 (2.57m x 2.46m)

WET ROOM

6'5 x 6'1 (1.96m x 1.85m)

LOFT

Pull down ladder, window to front and side, 2m+ head height

OUTSIDE

DRIVEWAY

FRONT

REAR

BAR

SUMMERHOUSE

GARAGE 1

Currently used as a treatment room but would make an ideal home office/gym/studio.

GARAGE 2

Additional Information

Council Tax Band:

Heating: Gas central heating

Seller's Position: Need to find

Garden Facing: SW

Garden Size: 90' x 50'

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

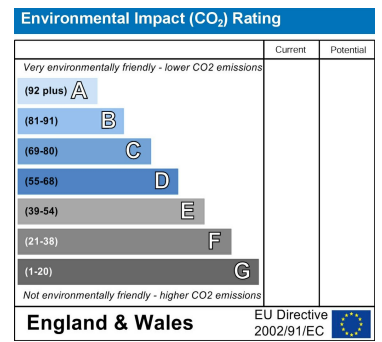
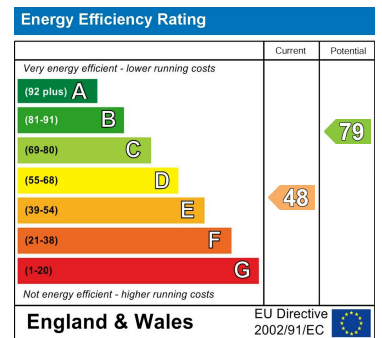
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



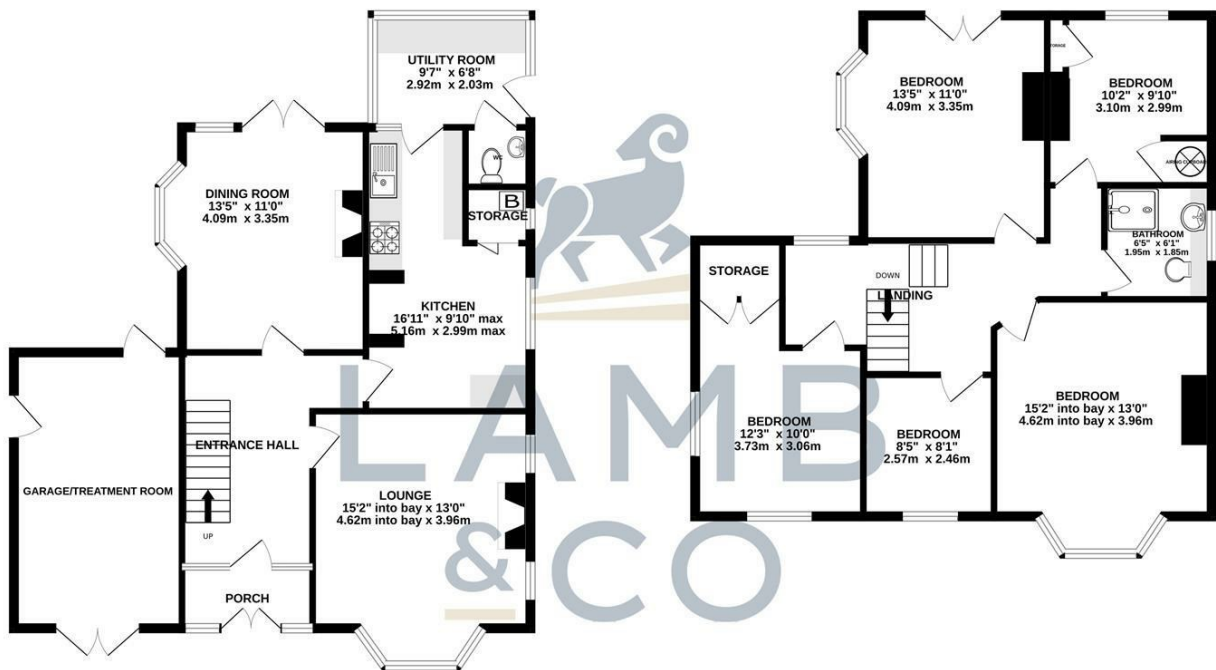
EPC Graphs



Floorplan

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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