



RE/MAX

PROPERTY HUB



14 St. Michaels Road, Dovercourt, CO12 3RZ

Guide price £400,000

**** Guide Price £400,000 - £425,000 ****

A rare opportunity to purchase this substantial home which has been in the same family for 6 decades, situated on a double plot and a stones throw from the sea in one of the most sought after roads locally, with accommodation spread across 3 floors, 6 bedrooms and huge potential to the side of the home offering ample off road parking, with its high ceilings, large room sizes and stunning sea views, this home needs to be viewed to be fully appreciated! Being sold with No Onward Chain

Accommodation consists of:

Entrance Hall

With double paned windows allowing natural light to flow, understairs storage cupboard, stairs to first floor and doors to sitting room, dining room and breakfast room

Sitting Room 14'9" x 11'9" (4.50 x 3.60)

With bay fronted window, fireplace and surround

Dining Room 15'0" x 11'9" (4.58 x 3.60)

With double doors opening out to balcony patio and rear garden

Breakfast Room 11'1" x 6'10" (3.39 x 2.10)

with window and door to side aspect, opening leading through to kitchen

Kitchen 11'0" x 9'7" (3.36 x 2.93)

Fitted with a range of wall and base units, space for appliances, stainless steel sink & drainer, storage cupboard, walk in pantry, wall mounted gas boiler, window to rear aspect

First Floor Landing

Staggered hallway with doors to 4 bedrooms, bathroom and stairs to second floor

Bedroom 1 14'8" x 12'9" (4.48 x 3.91)

With bay fronted window to front aspect, one wall of fitted wardrobes with sliding doors

Bedroom 2 15'0" x 11'8" (4.58 x 3.58)

With window to rear aspect

Bedroom 3 11'3" x 8'6" (3.44 x 2.61)

With window to rear aspect and double shower cubicle, wooden storage cupboard

Bedroom 4 (Study) 7'11" x 6'10" (2.43 x 2.09)

Currently used as a study with window to front aspect

Bathroom 9'2" x 6'5" (2.81 x 1.96)

Suite comprising fully enclosed and tiled bath, pedestal hand basin, low level WC and heated towel radiator, with 2 large windows to side aspect

Door and staircase to second floor:

Leading up to 2 further bedrooms

Bedroom 5 15'4" x 7'5" (4.69 x 2.28)

With Dormer window to front aspect and access to loft space

Bedroom 6 15'5" x 7'3" (4.72 x 2.22)

With Dormer window to rear aspect

Outside Areas:

To the side of the property a detached garage/outbuilding, greenhouse, double gates allowing access to parking area

There is an outside WC and further storage to the side of the property

The extensive rear garden is not overlooked and is mainly laid to lawn with mature trees, bushes and shrubbery

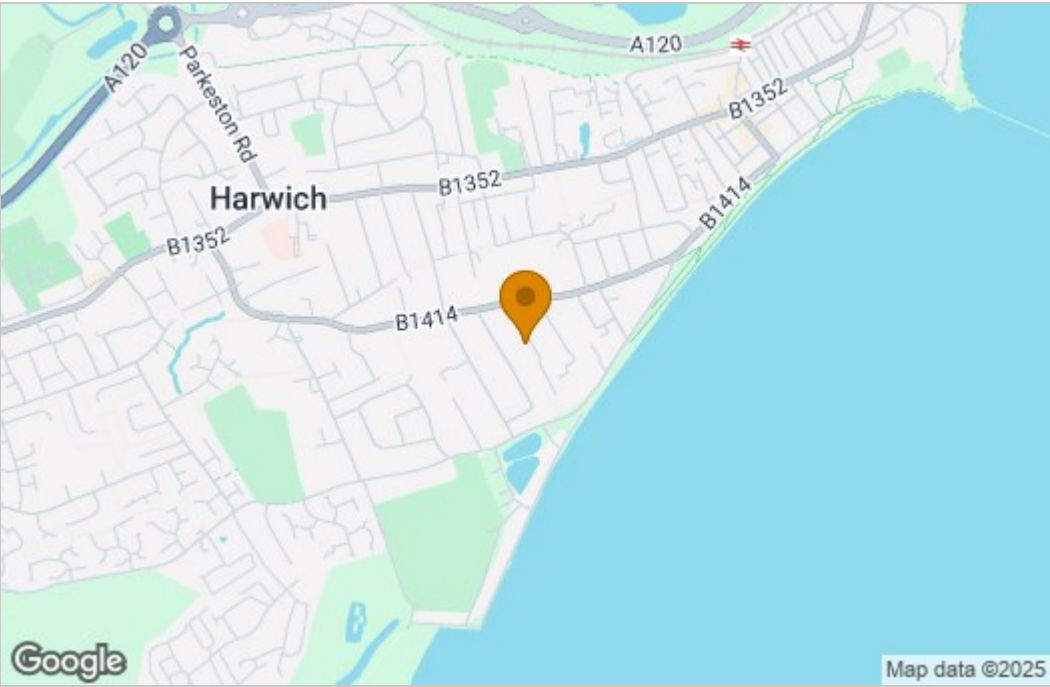
Agents Note:

This property requires some modernisation but the potential is huge, the size of the plot and the positioning/location of the home is rarely available

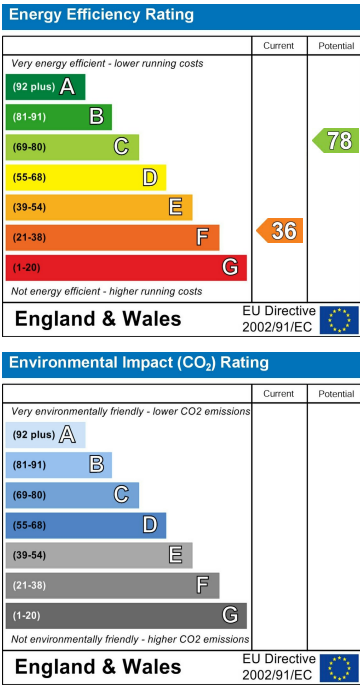
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.