

# COMPASS

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## **HOWARD AVENUE, DOVERCOURT**

FOR SALE IS THIS 3 BEDROOM HOUSE SITUATED CLOSE TO SHOPS & SCHOOLS WITH NEW CARPETS, GAS C/H, GARAGE, PARKING & NO ONWARD CHAIN



**PRICE £230,000 FREEHOLD**

**\* 3 BEDROOM HOUSE \* 17' x 15' LOUNGE \*  
\* DINING ROOM \* KITCHEN \* NEW CARPETS \*  
\* UPVC DOUBLE GLAZING \* BATHROOM \*  
\* GAS C/H \* GARAGE & OFF-STREET PARKING \*  
\* 40' REAR GARDEN \* NO ONWARD CHAIN \***

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## Howard Avenue, Dovercourt, Harwich, Essex CO12 4UE...

### UPVC entrance door to: -

<b>Lounge</b>	<b>17' x 15'</b> . UPVC picture window to front, radiator, stairs to first floor, new carpet, open double doorway to: -
<b>Dining Room</b>	<b>8' x 7'7"</b> . UPVC sliding patio doors to rear, laminate floor, radiator, open archway to: -
<b>Kitchen</b>	<b>9' x 7'10"</b> . Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink with mixer tap, tiled splash backs & sill, built in oven, hob & hood, plumbing for washing machine, double glazed window to rear.
<b>Landing</b>	Loft hatch, new carpet, doors to all rooms.
<b>Bedroom 1</b>	<b>11' x 10' max.</b> Double glazed window to rear, radiator, new carpet, cupboard housing gas combi boiler (new in December 2024).
<b>Bedroom 2</b>	<b>12' max x 8' max.</b> UPVC double glazed window to front, radiator, laminate floor.
<b>Bedroom 3</b>	<b>8'9" x 8'7"</b> . UPVC double glazed window to front, radiator, laminate floor.
<b>Bathroom</b>	Fully tiled white suite comprising panelled bath with separate shower above, pedestal wash basin, close-coupled WC, radiator, new vinyl flooring, double glazed opaque window to rear.
<b>Outside</b>	To the front is a lawn garden, driveway providing off street parking to <b>GARAGE</b> with up & over type door, power & lighting, private door to the side. The rear garden is approx. 40' with paved patio area, lawn, concrete hardstanding for shed, enclosed by fencing.
<b>Note</b>	We understand from the vendor that the gas boiler was replaced in December 2024, garage roof replaced in Summer 2025, patio doors in November 2024 and new carpets & bathroom vinyl in March 2026.
<b>Council Tax</b>	Band B - £1,687.76 (April 2025 - March 2026).

**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.*

## Howard Avenue, Dovercourt (cont)...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		