

COMPASS

Lettings & Sales
New Homes
Property Management
Buy To Let Agents
Mortgage Advice
Block Management



BARRACK LANE, DOVERCOURT

FOR SALE IS THIS VERY WELL PRESENTED 2/3 BEDROOM HOUSE SITUATED CLOSE TO THE SEA FRONT WITH MODERN KITCHEN, MODERN BATHROOM & 50' GARDEN



PRICE £260,000 FREEHOLD

*** 2/3 BEDROOM SEMI-DETACHED HOUSE ***
*** LOUNGE * DINING ROOM * BEDROOM 3/STUDY ***
*** MODERN FITTED KITCHEN * MODERN BATHROOM ***
*** GROUND FLOOR CLOAKROOM * GAS C/H ***
*** DOUBLE GLAZING * 50' ENCLOSED GARDEN ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

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



Barrack Lane, Dovercourt, Harwich CO12 3NS...

UPVC entrance door to: -

Entrance Hall	Radiator, tiled floor, under stair cupboard, stairs to first floor, doors to Lounge & Dining Room.
Lounge	13' (11'9 min) x 12'. UPVC double glazed window to front with fitted shutter blind, electric fireplace, radiator, laminate floor, UPVC double glazed window to side.
Dining Room	13' x 12' (10'4 min). UPVC double glazed window to side, radiator, picture rail, doors to bedroom 3/study & kitchen.
Bedroom 3/Study	11'5 x 5'6. UPVC double glazed window to rear, radiator.
L-Shaped Modern Kitchen	13'2 x 13' (min 7'2). UPVC double glazed windows to side & rear, extensively fitted gloss white units comprising eye level cabinets with work surfaces, drawers & cupboards below, built in double oven, 5 ring gas hob with Perspex splash back & stainless steel chimney style hood above, stainless steel single drainer 1½ bowl sink with chrome mixer taps, tiled splash backs, plumbing for washing machine & dish washer, space for large American style fridge freezer & tumble dryer, inset ceiling lights, kickboard & under cupboard lighting, radiator, tiled floor, UPVC glazed door to: -
Lobby	UPVC part glazed door to outside, loft hatch, door to: -
Cloakroom	UPVC opaque double glazed window to rear, white suite comprising close-coupled WC, vanity hand wash basin with chrome mixer tap & cupboard under.
Landing	UPVC double glazed window to side, airing cupboard housing Baxi gas combi boiler, doors to all rooms, drop down loft hatch with fitted ladder.
Bedroom 1	13' (11'9 min) x 12'. UPVC double glazed window to front with fitted shutter blind, radiator, TV point, UPVC double glazed window to side.
Bedroom 2	13' x 12' (8'9 min). UPVC double glazed window to front, radiator, TV point, built in double wardrobe.
Modern Bathroom	11'4 x 5'6. UPVC double glazed window to side, white suite panelled bath with full Aqua boarding surround, chrome mixer taps, separate shower above with additional rainfall shower head & glazed shower screen, vanity hand wash basin with chrome mixer taps, drawers & cupboard below, concealed WC, chrome heated towel radiator, inset ceiling lighting, extractor fan.
Outside	There is a front garden with slate chippings, wrought iron fencing & gate. Wooden gate to the side leading to the 50' enclosed garden with lawn, paved patio, 2 garden sheds, outside lighting, outside electric points, enclosed by fencing & gate to the rear.
Council Tax	Band B: £1,757.97 pa (April 2026 - March 2027).



EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.