

# COMPASS

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## PORTLAND AVENUE, DOVERCOURT



**FOR RENT @ £970 pcm      DEPOSIT £1100**

- \* 2 BEDROOM MID TERRACED COTTAGE \***
- \* LOUNGE \* CONSERVATORY \* KITCHEN \***
- \* DOUBLE GLAZING \* ELECTRIC HEATING \***
- \* BATHROOM \* 25' REAR GARDEN \***
- \* UNFURNISHED \* AVAILABLE NOW \***

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## Portland Avenue, Dovercourt, Harwich CO12 3QN...

### Double glazed entrance door to: -

- Kitchen**                    **12' x 12'.** White fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless-steel 1½ bowl single drainer sink unit with mixer taps & cupboard below, built in electric oven, hob & hood, tiled splash backs, plumbing for washing machine, new vinyl flooring, electric fan heater, stairs to first floor, UPVC double glazed window to front, door to: -
- Lounge**                    **12' x 12'.** Laminate flooring, electric panel heater, dado rail, redbrick mock fireplace with fitted wooden shelves, glazed French doors to: -
- Conservatory**            **10' x 6'.** UPVC double glazed windows to rear & both sides, tiled floor, UPVC double glazed door to rear garden.
- Landing**                    Doors to all rooms.
- Bedroom 1**                **12' x 12' (9' min).** UPVC double glazed window to rear, electric panel heater, airing cupboard, loft hatch, coved ceiling.
- Bedroom 2**                **9' (12' max x 6' min).** UPVC double glazed window to front, electric panel heater.
- Bathroom**                Comprising panelled bath with shower mixer taps, close-coupled WC, pedestal hand washbasin, ½ tiled walls, extractor fan, electric fan heater, dado rail.
- Outside**                    To the front is a small concrete courtyard area with a **NON-MAINTAINED** wooden garden shed. Please note there is a right of way access for the neighbouring property. To the rear is a 25' south facing garden, enclosed by fencing & walling, laid with bark chippings & concrete patio area.
- Council Tax**              Band B: £1,687.76 pa (April 2025 – March 2026).

