

# COMPASS

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## DOVE CRESCENT, DOVERCOURT

**FOR SALE IS THIS 2 BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A SOUGHT-AFTER LOCATION WITH GAS C/H, GARAGE & NO ONWARD CHAIN**

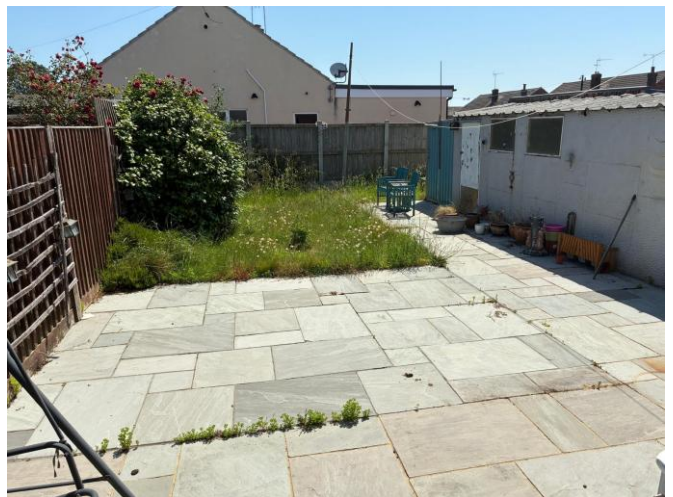


**PRICE £235,000 FREEHOLD**

- \* 2 BEDROOM SEMI-DETACHED BUNGALOW \***
- \* LOUNGE \* KITCHEN/DINING ROOM \* GAS C/H \***
- \* SHOWER WET ROOM \* DOUBLE GLAZING \***
- \* OFF STREET PARKING & DETACHED GARAGE \***
- \* 40' SOUTH FACING GARDEN \* NO ONWARD CHAIN \***

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)



## **Dove Crescent, Dovercourt, Harwich CO12 4RD...**

### **UPVC entrance door to: -**

<b>Entrance Hall</b>	Laminate floor, radiator, picture rail, loft hatch, storage cupboard, doors to all rooms.
<b>Bedroom 1</b>	<b>13' x 9'10.</b> UPVC double glazed window to front, range of fitted furniture comprising wardrobes, top cupboards & chest of drawers, radiator.
<b>Bedroom 2</b>	<b>10' x 9'2.</b> UPVC double glazed window to front, radiator, picture rail.
<b>Shower Wet Room</b>	Fully tiled white suite comprising open shower, pedestal hand wash basin with chrome mixer tap & pop-up waste, close-coupled WC, chrome heated towel radiator, UPVC double glazed opaque window to rear.
<b>Lounge</b>	<b>14' x 10'.</b> UPVC double glazed French doors & full height glazed side panels to rear, radiator.
<b>Kitchen/ Dining Room</b>	<b>18' max x 9'8 (5'7 min).</b> Gloss cream units comprising eye level cupboards with work surfaces, drawers & cupboards under, built in double oven, gas hob & stainless-steel cooker hood, stainless steel single drainer sink unit with mixer tap, part tiled walls, 2 radiators, laminate floor, inset ceiling lights, larder cupboard housing meters & electric consumer unit, UPVC double glazed windows to side & rear, UPVC part glazed door to side.
<b>Outside</b>	Patterned concrete to the front providing off street parking for 2-3 cars. Shared block paved drive to the side leading to <b>DETACHED GARAGE</b> with wooden doors to the front. Gate from drive to the 40' south facing rear garden which is lawn with shrubs, large paved patio, enclosed by fencing.
<b>Council Tax</b>	Band C: £2,009.11 pa (April 2026 – March 2027).
<b>EPC</b>	To follow.

**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.