

# COMPASS

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## MAIN ROAD, DOVERCOURT

FOR SALE IS THIS 2 BEDROOM TERRACE COTTAGE LOCATED CLOSE TO SHOPS & SCHOOLS WITH GAS C/H, REAR GARDEN & NO ONWARD CHAIN



**PRICE £175,000 FREEHOLD**

- \* 2 BEDROOM TERRACE COTTAGE \***
- \* 20' LOUNGE/DINING ROOM \* KITCHEN \***
- \* GROUND FLOOR BATHROOM \* GAS C/H \***
- \* DOUBLE GLAZING \* REAR GARDEN \***
- \* NO ONWARD CHAIN \***

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## **Fitzgerald Cottages, The Green, Main Road, Dovercourt CO12 4NJ...**

### **Part glazed entrance door to: -**

<b>Lounge/ Dining Room</b>	<b>20'5 x 12'2 (11' min).</b> UPVC double glazed window to front, 2 radiators, wooden floor, stairs to first floor, doors to lobby & Kitchen.
<b>Kitchen</b>	<b>11' x 5'8.</b> Fitted units comprising eye level cupboard, work surfaces, base level drawers & cupboards, built in oven, electric hob & extractor hood, single drainer sink unit, radiator, strip light, UPVC double glazed window & UPVC glazed door to rear.
<b>Rear Lobby</b>	Gas boiler, space & plumbing for washing machine, door to: -
<b>Bathroom</b>	White suite comprising panelled bath, pedestal hand wash basin, close-coupled WC, part tiled walls, radiator, extractor fan, UPVC double glazed opaque window to rear.
<b>Landing</b>	Loft hatch, laminate floor, doors to both bedrooms.
<b>Bedroom 1</b>	<b>12'2 (11' min) x 10'.</b> UPVC double glazed window to front, radiator, laminate floor.
<b>Bedroom 2</b>	<b>10' x 9'4 (8' min).</b> UPVC double glazed window to rear, radiator, laminate floor.
<b>Outside</b>	There is a 30' rear garden being mostly paved with garden shed, enclosed by fencing & gated rear access.
<b>Council Tax</b>	Band A: £1,506.83 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.*