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LODGE CLOSE, LITTLE OAKLEY

**EXTENDED 2 BEDROOM SEMI-DETACHED BUNGALOW ON A LARGE CORNER PLOT
WITH CONSERVATORY, MODERN BATHROOM, PARKING & NO ONWARD CHAIN**



PRICE £235,000 FREEHOLD

*** EXTENDED SEMI-DETACHED BUNGALOW *
* VILLAGE LOCATION * 2 DOUBLE BEDROOMS *
* LOUNGE * KITCHEN/DINER * MODERN BATHROOM *
* CONSERVATORY * GAS C/H * DOUBLE GLAZING *
* OFF STREET PARKING * NO ONWARD CHAIN *
* LOW MAINTENANCE SOUTH FACING GARDEN ***

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UPVC entrance door to: -

Entrance Porch	Double glazed window to front, opaque glazed door to: -
Hall	Airing cupboard, loft hatch, storage cupboard, doors to all rooms.
Lounge	13'5 x 10'5. UPVC double glazed window to front, radiator, gas fireplace, picture rail.
Kitchen/Diner	15'5 x 9'6 max. Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, built in double oven & electric hob, stainless steel single drainer sink unit with tiled splash back, free standing fridge & washing machine, radiator, gas boiler (fitted 2025), double glazed windows to front & side, UPVC part glazed door to rear.
Modern Bathroom	White suite comprising walk in bath with chrome shower mixer taps & electric remote-controlled seat, vanity hand wash basin with chrome mixer tap & white gloss cupboard under, close-coupled WC, PVC wall panels to 2½ walls, radiator, double glazed opaque window to front.
Bedroom 1	12'7 x 10'. UPVC double glazed sliding patio door to Conservatory, radiator.
Bedroom 2	10'4 x 9'10. Double glazed door to Conservatory, radiator.
Conservatory	18' x 7'3. UPVC double glazed windows to rear & one side, 2 radiators, UPVC double glazed French doors with sloped access to rear garden, UPVC part glazed door to side. Recently built in 2022/2023 & fully insulated.
Outside	The bungalow sits on a large corner plot with dwarf brick walling to the front & side, front gate to the low maintenance front garden with slate chippings. Paved side garden with garden shed & lean-to, both with power & lighting. Driveway providing off street parking for 2 vehicles. Gate to the south facing low maintenance rear garden which is paved with slate chippings & enclosed by wooden fencing.
Council Tax	Band C: £2,011.73 pa (April 2026 – March 2027).

EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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 enquiry through their own legal representative.