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MANOR ROAD, DOVERCOURT



FOR RENT @ £950 pcm DEPOSIT £1050

*** WELL PRESENTED TERRACE HOUSE *
* 2 BEDROOMS * LOUNGE * DINING ROOM *
* MODERN KITCHEN * CLOAKROOM * UTILITY *
MODERN FIRST FLOOR BATHROOM * GAS C/H *
* UPVC DOUBLE GLAZED * REAR GARDEN *
* AVAILABLE NOW * UNFURNISHED ***

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UPVC entrance door to: -

Entrance Passageway Vinyl flooring, electric meter & consumer unit, UPVC door to rear garden, door to: -

Lounge **12' (10' min) x 9' (8' min)**. UPVC double glazed bay window to front with fitted venetian blinds, laminate floor, radiator, door to: -

Inner Hall Stairs to first floor, smoke detector, open doorway to: -

Dining Room **10' x 9' (8' min)**. UPVC double glazed window to rear with fitted venetian blind, laminate floor, radiator, under stairs cupboard, open to: -

Kitchen **11' max x 6' max**. Fitted grey gloss units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer 1½ bowl sink unit with mixer taps, tiled splash backs, built in oven, ceramic hob & stainless steel chimney style space cooker hood, space for fridge/freezer, plumbing for washing machine, inset lighting, UPVC double glazed window & UPVC door to side, open to: -

Utility Area Fitted worktop with space under, radiator, UPVC double glazed window to rear, door to: -

Cloakroom White suite comprising close-coupled WC, vanity wash basin with chrome mixer tap & pop-up waste, UPVC double glazed opaque window to side.

Landing Smoke detector, doors to both bedrooms.

Bedroom 1 **12'7 (11'6 min) x 10'**. Dual UPVC double glazed windows to front with fitted venetian blinds, radiator.

Bedroom 2 **10' x 6'**. UPVC double glazed window to rear with fitted venetian blind, radiator, door to: -

Bathroom **10' x 6'**. White suite comprising panelled bath with shower mixer taps & glazed screen, vanity wash basin with chrome mixer taps & cupboard under, close-coupled WC, radiator, cupboard housing gas boiler, UPVC double glazed opaque window to rear.

Outside There is a small paved front garden. The rear garden is approx. 35', lawn, paved patio, outside tap, outside light, workshop/shed, enclosed by walling & fencing.

Council Tax Band A: £1,446.65 pa (April 2025 – March 2026).

Note The UPVC front door is narrower than standard at 2ft so prospective tenants will need to ensure that their furniture fits through. Photos shown were taken prior to latest tenancy in February 2025.

