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HOWARD AVENUE, DOVERCOURT

**FOR SALE IS THIS 3 BEDROOM HOUSE SITUATED CLOSE TO SHOPS & SCHOOLS
WITH NEW CARPETS, GAS C/H, GARAGE, PARKING & NO ONWARD CHAIN**



REDUCED TO £220,000 FREEHOLD

*** 3 BEDROOM HOUSE * 17' x 15' LOUNGE *
* DINING ROOM * KITCHEN * NEW CARPETS *
* UPVC DOUBLE GLAZING * BATHROOM *
* GAS C/H * GARAGE & OFF-STREET PARKING *
* 40' REAR GARDEN * NO ONWARD CHAIN ***

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Howard Avenue, Dovercourt, Harwich, Essex CO12 4UE...

UPVC entrance door to: -

Lounge	17' x 15'. UPVC picture window to front, radiator, stairs to first floor, new carpet, open double doorway to: -
Dining Room	8' x 7'7. UPVC sliding patio doors to rear, laminate floor, radiator, open archway to: -
Kitchen	9' x 7'10. Fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink with mixer tap, tiled splash backs & sill, built in oven, hob & hood, plumbing for washing machine, double glazed window to rear.
Landing	Loft hatch, new carpet, doors to all rooms.
Bedroom 1	11' x 10' max. Double glazed window to rear, radiator, new carpet, cupboard housing gas combi boiler (new in December 2024).
Bedroom 2	12' max x 8' max. UPVC double glazed window to front, radiator, laminate floor.
Bedroom 3	8'9 x 8'7. UPVC double glazed window to front, radiator, laminate floor.
Bathroom	Fully tiled white suite comprising panelled bath with separate shower above, pedestal wash basin, close-coupled WC, radiator, new vinyl flooring, double glazed opaque window to rear.
Outside	To the front is a lawn garden, driveway providing off street parking to GARAGE with up & over type door, power & lighting, private door to the side. The rear garden is approx. 40' with paved patio area, lawn, concrete hardstanding for shed, enclosed by fencing.
Note	We understand from the vendor that the gas boiler was replaced in December 2024, garage roof replaced in Summer 2025, patio doors in November 2024 and new carpets & bathroom vinyl in March 2026.
Council Tax	Band B - £1,757.97 (April 2026 - March 2027).

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.*

Howard Avenue, Dovercourt (cont)...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		