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BRIARDALE AVENUE, DOVERCOURT



FOR RENT £1400pcm DEPOSIT £1600

**** RE-DECORATED SEMI-DETACHED HOUSE ****
**** 3 BEDROOMS * LOUNGE * GLOSS WHITE KITCHEN ****
**** CONSERVATORY * NEW BATHROOM * GAS C/H ****
**** NEW CARPETS & LTV FLOORING * CLOAKROOM ****
**** DOUBLE GLAZING * FRONT & REAR GARDENS ****
**** GARAGE & OFF STREET PARKING * AVAILABLE NOW ****

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660

(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

Briardale Avenue, Dovercourt, Harwich CO12 4LH...

Outside storm porch with UPVC entrance door to: -

Entrance Hall	Double glazed window to front, new LVT flooring, radiator, stairs to first floor, doors to lounge, kitchen & cloakroom.
Cloakroom	White suite comprising close coupled WC, hand wash basin, 1/2 tiled to 3 walls, radiator, double glazed opaque window to front.
Lounge	14' (13'2 min) x 12' (11'3 min). UPVC double glazed window to front, radiator, new LVT flooring.
Kitchen	15' (11'9 min) x 8'. Fitted gloss white units comprising eye level cupboards, drawers & base level cupboards, worksurfaces, stainless steel single drainer sink with mixer tap, built in oven, ceramic hob & chimney style cooker hood, space for dish washer, washing machine & upright fridge freezer, tiled floor, radiator, double glazed window & door to conservatory, door to under stair storage cupboard with space & vent for tumble dryer.
Conservatory	12' x 9'6 max. UPVC double glazed windows to rear & side, radiator, UPVC glazed door to rear garden.
Landing	Double glazed window to rear, new carpet, radiator, loft hatch, airing cupboard housing gas boiler & hot water cylinder, doors to all rooms.
Bedroom 1	13'2 x 9'. UPVC double glazed window to front, new carpet, radiator.
Bedroom 2	9' max x 9' max. Double glazed window to rear, new carpet, radiator.
Bedroom 3	9' x 8'4 (9'9 max). UPVC double glazed window to front, new carpet, radiator.
New Bathroom	6'6 x 5'6. Mostly tiled white suite comprising panelled bath with separate shower above, low-level WC, pedestal hand wash basin, radiator, new LVT flooring, double glazed opaque window to side.
Outside	To the front is an open plan lawn garden. Drive to the side providing off street parking leading to DETACHED GARAGE . Gate from drive to the south facing rear garden which is approx. 25'. Newly lawned with concrete patio area, outside light & enclosed by fencing.
Council Tax	Band C: £2,009.11 pa (April 2026 – March 2027).

