

# COMPASS

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## LIME AVENUE, DOVERCOURT

FOR SALE IS THIS 2 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC LOCATION WITH DOUBLE GLAZING & NO ONWARD CHAIN



**PRICE £210,000 FREEHOLD**

**\* 2 BEDROOM SEMI-DETACHED HOUSE \***  
**\* LOUNGE \* DINING ROOM \* GAS C/H \***  
**\* KITCHEN \* BATHROOM \***  
**\* DOUBLE GLAZING \* NO ONWARD CHAIN \***  
**\* 35' WEST FACING REAR GARDEN \***

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# Lime Avenue, Dovercourt, Harwich CO12 4DE...

## Outside wooden storm porch with glazed entrance door to: -

<b>Entrance Hall</b>	Doors to Lounge & Dining Room, stairs to first floor.
<b>Lounge</b>	<b>13' x 10'.</b> Double glazed bay window to front, gas fireplace, gas heater.
<b>Dining Room</b>	<b>13' x 11'.</b> Double glazed window to rear, radiator, electric fireplace, door to Kitchen, understairs cupboard housing electric meter & fuse box.
<b>Kitchen</b>	<b>11' x 6'10.</b> Fitted eye level cabinets with work surfaces drawers & cupboards below, built in top oven with separate grill, gas hob & extractor hood, stainless steel single drainer sink unit, part tiled walls, plumbing for washing machine, double glazed windows & double glazed door to side.
<b>Stairs &amp; Landing</b>	Radiator, borrowed lighting window, doors to all rooms.
<b>Bedroom 1</b>	<b>11'8 (10' min) x 9' (7'3 min).</b> Double glazed bay window to front, radiator, range of fitted furniture comprising wardrobes, chest of drawers & bedside cabinets.
<b>Bedroom 2</b>	<b>13'8 (12'6 min) x 10' (11'5 max).</b> Double glazed window to rear, radiator, airing cupboard, fitted wardrobe.
<b>Shower Room</b>	White suite tiled corner shower cubicle, pedestal hand wash basin, close-coupled WC, 1/2 tiled walls, electric heater, hatch with fitted ladder to loft space housing gas boiler.
<b>Outside</b>	There is a front garden with stone chippings, dwarf brick wall & wrought iron gate to front. Path to one side leading to front door & gate to the rear. The west facing rear garden is approx. 35' with fencing to both sides, paved patio, garden shed, steps & path to lawned area & greenhouse.
<b>Council Tax</b>	Band B: £1,687.76 pa (April 2025 - March 2026).

## EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65	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.*