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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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Outside wooden storm porch with glazed entrance door to: -

Entrance Hall	Doors to Lounge & Dining Room, stairs to first floor.
Lounge	13' x 10'. Double glazed bay window to front, gas fireplace, gas heater.
Dining Room	13' x 11'. Double glazed window to rear, radiator, electric fireplace, door to Kitchen, understairs cupboard housing electric meter & fuse box.
Kitchen	11' x 6'10. 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.
Stairs & Landing	Radiator, borrowed lighting window, doors to all rooms.
Bedroom 1	11'8 (10' min) x 9' (7'3 min). Double glazed bay window to front, radiator, range of fitted furniture comprising wardrobes, chest of drawers & bedside cabinets.
Bedroom 2	13'8 (12'6 min) x 10' (11'5 max). Double glazed window to rear, radiator, airing cupboard, fitted wardrobe.
Shower Room	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.
Outside	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.
Council Tax	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 enquire through their own legal representative.*