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ADELAIDE STREET, PARKESTON

WELL PRESENTED TERRACE HOUSE WITH 2 DOUBLE BEDROOMS, GAS C/H
23' OPEN PLAN LIVING/DINING ROOM/KITCHEN, UTILITY ROOM & NO CHAIN



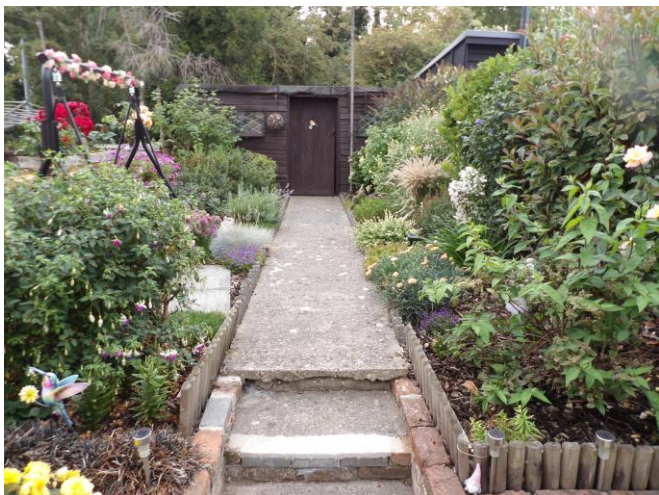
PRICE £165,000 FREEHOLD

- * MID-TERRACE HOUSE * 2 DOUBLE BEDROOMS *
- * FEATURE 23' LOUNGE/DINING ROOM/KITCHEN *
- * UTILITY ROOM * DOUBLE GLAZING *
- * FIRST FLOOR BATHROOM * GAS C/H *
- * WEST FACING REAR GARDEN *
- * CUL-DE-SAC LOCATION * NO ONWARD CHAIN *

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Outside storm porch with PVC entrance door to: -

Feature open plan Lounge/Dining Room/Kitchen 23' x 14'5 (13'7 min).

Lounge/ Dining Area	Double glazed bay window to front, radiator, coved ceiling, open to: -
Kitchen	Double glazed window to rear, gloss white fitted units comprising eye level cupboards, worksurfaces & base level drawers & cupboards under, stainless steel single drainer sink, built in oven, gas hob & cooker hood, tiled splash backs, radiator, coved ceiling, double glazed window to rear, door to: -
Utility Room	12'5 x 8'5 max. Double glazed windows to side & rear, fitted units comprising eye level cupboards, worksurfaces & base level cupboards, stainless steel single drainer sink, tiled splash back, radiator, gas boiler, space for under counter fridge & freezer, space & plumbing for washing machine & tumble dryer, fitted storage cupboard, under stair storage space, stairs to first floor, PVC part glazed door to rear.
Stairs & Landing	UPVC double glazed window to side, loft hatch, storage cupboard, doors to all rooms.
Bedroom 1	13'3 (15' max) x 11'8. Double glazed windows to front, radiator, built in wardrobe cupboard.
Bedroom 2	11'5 x 11'2. Double glazed window to rear, radiator, coved ceiling, built in wardrobe cupboard.
Bathroom	7'4 x 6'. White suite comprising panelled bath with chrome shower mixer taps, low-level WC, large vanity wash basin with cupboard under, radiator, part tiled walls, opaque UPVC double glazed window to rear.
Outside	To the front is a low maintenance shingled garden enclosed by dwarf brick walling & fencing. The west facing rear garden is landscaped with flower & shrub beds, concrete patio area, workshop, enclosed by fencing & walling.
Council Tax	Band A: £1,530.03 pa (April 20261 – March 2027).

EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 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.