

COMPASS

Lettings & Sales
New Homes
Property Management
Buy-To-Let Agents
Mortgage Advice
Block Management



FALLOWFIELD CLOSE, DOVERCOURT

FOR SALE IS THIS EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE SITUATED CLOSE TO SHOPS & SCHOOLS WITH GAS C/H, GARAGE, PARKING & NO CHAIN



REDUCED TO £220,000 FREEHOLD

**** 3 BEDROOM EXTENDED HOUSE ****

**** 20' LOUNGE/DINING ROOM * GAS C/H ****

**** KITCHEN * UTILITY * MOSTLY DOUBLE GLAZED ****

**** CLOAKROOM * BATH & SHOWER ROOM ****

**** GARAGE & OFF-STREET PARKING * C EPC RATING ****

**** REAR GARDEN * NO ONWARD CHAIN ****

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk



Fallowfield Close, Dovercourt, Harwich, Essex CO12 4LG...

Part glazed entrance door to: -

Entrance Porch	Double glazed windows to front & both sides, glazed door to: -
Hall	Window to front, 2 radiators, dado rail, stairs to first floor, 3 built in cupboards with shelves & gas boiler, doors to all rooms except utility.
Cloakroom	Fully tiled with concealed WC, hand wash basin, tiled floor, opaque window to rear.
Lounge/ Dining Room	20'9 x 12'7 (10'4 min). Double glazing window to front, radiator, TV shelf, electric fire, inset ceiling lights, wall lights.
Kitchen	14' x 8'6. Fitted units comprising eye level cupboards, eye level display cabinets & shelves, base level drawers & cupboards, worksurfaces, stainless steel single 1½ bowl sink with chrome mixer tap, mostly tiled walls, built in oven, ceramic hob & hood, double glazed windows to rear, door to: -
Utility	7'3 X 4'. Double glazed window to side, fitted worksurface with cupboards below, part glazed door to rear garden.
Landing	Double glazed window to side, radiator, picture rail, doors to all rooms.
Bedroom 1	12' x 9'8. Double glazed window to front with far reaching views, radiator, range of fitted furniture comprising wardrobes & chest of drawers.
Bedroom 2	10'7 x 8'6. Double glazed window to rear, radiator.
Bedroom 3	8'9 x 8'7 (9' max). Double glazed window to front with far reaching views, radiator, range of fitted furniture comprising wardrobe, cabin bed, desk & chest of drawers.
Bath & Shower Room	8' x 5'5. Fully tiled white suite comprising panelled bath, corner shower cubicle, pedestal wash basin with chrome mixer tap & pop-up waste, close-coupled WC, heated towel radiator, extractor fan, double glazed opaque window to rear.
Outside	To the front is a lawn garden with shrub beds, driveway providing off street parking for 2-3 cars. Gate to side leading to the rear with garden shed, GARAGE , decked & paved rear garden with raised shrub beds & enclosed by fencing.
Council Tax	Band C - £2,009.11 (April 2026 - March 2027).



C EPC Rating...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Below are AI generated photos showing the potential for the property



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.