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GRAFTON ROAD, DOVERCOURT

**FOR SALE IS THIS 3 BEDROOM TERRACE HOUSE WITH SOUTH FACING GARDEN
GAS C/H, DOUBLE GLAZING, FIRST FLOOR BATHROOM & NO ONWARD CHAIN**



GUIDE PRICE £200,000-£210,000 F/H

*** 3 BEDROOM TERRACE HOUSE ***
*** LOUNGE * DINING ROOM * KITCHEN ***
*** FIRST FLOOR BATHROOM * GAS C/H ***
*** DOUBLE GLAZING * NO ONWARD CHAIN ***
60' SOUTH FACING REAR GARDEN *

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Glazed entrance doors to: -

Entrance Porch	Tiled floor, wooden entrance door to: -
Hall	Radiator, stairs to first floor, dado rail, laminate floor, under stair cupboard, doors to all rooms.
Lounge	12'5 (11'3 min) x 11' (13' max). UPVC double glazed bay window to front, radiator, laminate floor.
Dining Room	11'5 x 11'2 (10' min). UPVC double glazed French doors to rear garden, radiator, laminate floor.
Kitchen	8' x 6'3. Fitted units comprising eye level cupboards, work surfaces, base level drawers & cupboards, stainless steel single drainer sink with mixer tap, plumbing & space for dish washer, part tiled walls, UPVC double glazed window to rear.
Landing	Storage cupboard, doors to all rooms.
Bedroom 1	11' x 10'10 (12' max). UPVC double glazed window to front, radiator.
Bedroom 2	11'5 x 11'3 (10' min). UPVC double glazed window to rear, radiator.
Bedroom 3	7'8 x 6'. UPVC double glazed window to rear, radiator, gas boiler.
Bathroom	8' x 6'4. White suite comprising panelled bath with chrome mixer tap & separate shower above, pedestal hand wash basin with chrome mixer tap, close-coupled WC, mostly tiled walls, chrome heated towel radiator, UPVC double glazed opaque window to rear, storage cupboard with space & plumbing for washing machine.
Outside	The front garden is shingled with dwarf brick walling. Shared right of way path to the rear with gate to the south facing (SSE) rear garden which is approx. 60', mainly lawn with concrete patio area, metal workshop, metal garden shed, outside tap & enclosed by fencing.
Council Tax	Band B - £1,757.97 (April 2026 - March 2027).
EPC	To follow.

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.