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WITCH ELM, DOVERCOURT

3 BEDROOM HOUSE IN A SOUGHT-AFTER LOCATION CLOSE TO SCHOOLS WITH GAS C/H, GARAGE, PARKING, WEST FACING REAR GARDEN & NO ONWARD CHAIN



PRICE £240,000 FREEHOLD

- * 3 BEDROOM SEMI-DETACHED HOUSE ***
- * 23' LOUNGE/DINING ROOM * GAS C/H ***
- * KITCHEN WITH INTEGRATED APPLIANCES ***
- * UPVC DOUBLE GLAZING * BATHROOM ***
- * GARAGE & OFF-STREET PARKING * EPC C ***
- * WEST FACING GARDEN * NO ONWARD CHAIN ***

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Witch Elm, Dovercourt, Harwich, Essex ...

Outside storm porch with UPVC entrance door to: -

Entrance Hall	Boxed radiator, doors to lounge & kitchen, stairs to first floor, under stair cupboard housing electric meter & consumer unit.
Lounge/ Dining Room	23'4 x 13' (9' min). Large UPVC picture window to front, wooden flooring, 2 boxed radiators, UPVC double glazed French doors to rear garden.
Kitchen	9'10 x 9'8. Gloss white fitted units comprising eye level cupboards, display cabinet & shelving, work surfaces, base level drawers & cupboards, composite single drainer sink with mixer tap, tiled walls & floor, space for range cooker with large chimney style hood above, integrated washing machine, dish washer & fridge, radiator, UPVC double glazed window to rear, UPVC opaque glazed door to side.
Landing	UPVC double glazed window to side, loft hatch, doors to all rooms.
Bedroom 1	13'2 x 11'10 (10'7 min). UPVC double glazed window to front, radiator, range of matching free standing wooden furniture including large wardrobe, chest of drawers, vanity unit & 2 bed side cabinets.
Bedroom 2	11'8 (9'6 min) x 10'. UPVC double glazed window to rear, radiator, built in cupboard housing gas boiler.
Bedroom 3	8' (6'5 min) x 7'2. UPVC double glazed window to front, radiator, over stair cupboard.
Bathroom	Fully tiled suite comprising panelled bath with shower mixer tap, pedestal wash basin, close-coupled WC, radiator, UPVC double glazed opaque window to rear.
Outside	The front garden is paved with stone chippings. Driveway to front & side providing off-street parking for 2 vehicles. Double wooden gates to the side leading to further drive with additional off-street parking & leading to GARAGE with up & over type door, power & lighting, private door to the side. The west facing rear garden is lawn with patio area, outside tap, enclosed by fencing & walling.
Council Tax	Band C - £2,009.11 (April 2026 - March 2027).

EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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.*