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## GRAVEL HILL WAY, DOVERCOURT

**FOR SALE IS THIS 2 BEDROOM DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION WITH CONSERVATORY, GAS C/H, GARAGE & NO ONWARD CHAIN**

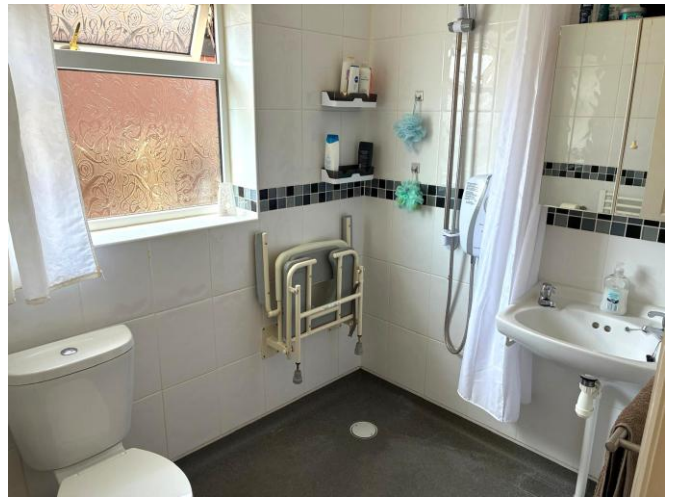


**PRICE £295,000 FREEHOLD**

- \* 2 BEDROOM DETACHED BUNGALOW \***
- \* LOUNGE \* CONSERVATORY \* KITCHEN \***
- \* SHOWER WET ROOM \* DOUBLE GLAZING \***
- \* GAS C/H \* OFF STREET PARKING & GARAGE \***
- \* SOUTH FACING GARDEN \* NO ONWARD CHAIN \***

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## **Gravel Hill Way, Dovercourt, Harwich CO12 4XN...**

### **Outside storm porch with UPVC entrance door to: -**

**Entrance Hall** Laminate floor, radiator, loft hatch, airing cupboard, doors to all rooms except conservatory

**Bedroom 2** **10'5 x 8'8.** UPVC double glazed window to front, radiator.

**Bedroom 1** **11'9 min x 9'9 min.** UPVC double glazed window to front, range of fitted wardrobes & top cupboards, radiator.

**Shower Wet Room** Fully tiled white suite comprising open shower, pedestal hand wash basin, close-coupled WC, heated towel radiator, extractor fan, UPVC double glazed opaque window to side.

**Kitchen** **10'9 x 9'.** Cream units comprising eye level cupboards with work surfaces, drawers & cupboards under, space for free standing cooker with fitted cooker hood above, stainless steel single drainer sink unit with mixer tap, tiled splash backs, radiator, plumbing & space for washing machine, UPVC double glazed window to rear.

**Lounge** **16' (14' min) x 11'2.** Laminate floor, radiator, UPVC double glazed French doors to: -

**Conservatory** **10' x 7'8.** UPVC double glazed windows to rear & both sides, upright radiator, UPVC glazed door to rear garden

**Outside** Patterned concrete to the front providing off street parking for 3-4 cars. **GARAGE** with electric shutter door, power & lighting, eaves storage space, UPVC door to rear. Path & gate to one side leading to the low maintenance south facing rear garden with, large patterned concrete patio areas, shingle & shrub beds, outside lighting & tap, enclosed by fencing.

**Council Tax** Band C: £2,009.11 pa (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 enquiry through their own legal representative.