

# COMPASS

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## LONG MEADOWS, DOVERCOURT

FOR SALE IS THIS WELL PRESENTED 3 BEDROOM TERRACE HOUSE IN A MEWS LOCATION CLOSE TO SCHOOLS & SHOPS WITH GAS C/H & NO ONWARD CHAIN



**PRICE £220,000 FREEHOLD**

- \* 3 BEDROOM MID-TERRACE HOUSE \***
- \* LOUNGE/DINING ROOM \* KITCHEN \***
- \* BATHROOM \* GAS CENTRAL HEATING \***
- \* DOUBLE GLAZING & REAR GARDEN \***
- \* OFF STREET PARKING \* NO ONWARD CHAIN \***

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## **Long Meadows, Dovercourt, Harwich CO12 4US...**

### **UPVC entrance door to: -**

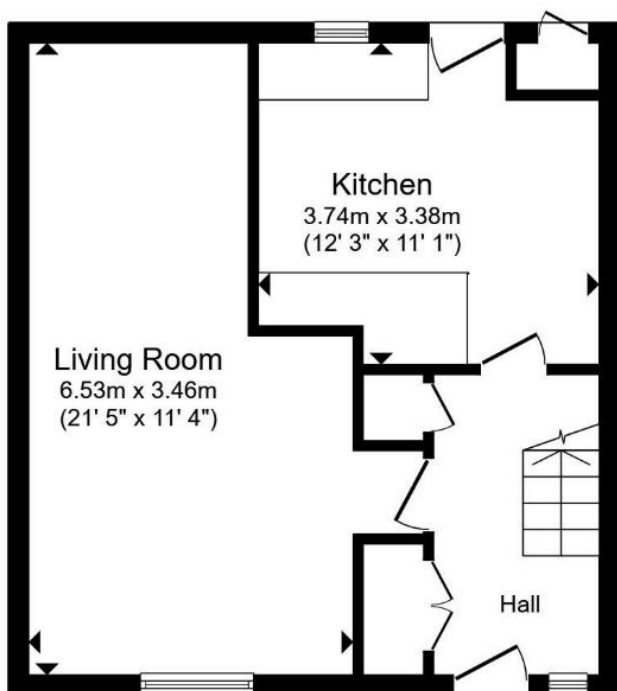
<b>Entrance Hall</b>	Laminate floor, 2 built in storage cupboards, dado rail, part glazed doors to both rooms, stairs to first floor.
<b>Lounge/ Dining Room</b>	<b>21'8 x 11'4 (7' min).</b> UPVC double glazed windows to front & rear, 2 radiators, picture rail, sunken ceiling lights.
<b>Kitchen</b>	<b>12' x 9'9 (8' min).</b> Gloss white fitted units comprising eye level cupboards, base level drawers & cupboards, worksurfaces, stainless steel single drainer 1½ bowl sink unit with chrome mixer tap, space for range cooker with Perspex splashback & large chimney style cooker hood above, plumbing & space for washing machine, space for under counter fridge & separate freezer, inset ceiling lights, laminate floor, UPVC double glazed window & part glazed door to rear garden.
<b>Landing</b>	Doors to all rooms, inset ceiling lights, airing cupboard with radiator & shelving.
<b>Bedroom 1</b>	<b>11' x 11'.</b> UPVC double glazed window to front, picture rail.
<b>Bedroom 2</b>	<b>112 min x 10'6.</b> UPVC double glazed window to rear.
<b>Bedroom 3</b>	<b>8' x 6'.</b> UPVC double glazed window to front.
<b>Bathroom</b>	White suite comprising panelled bath with Victorian style chrome shower mixer tap & separate shower above, pedestal hand wash basin, close-coupled WC, part tiled walls, chrome upright radiator, inset ceiling lights, UPVC double glazed opaque windows to rear.
<b>Outside</b>	Open plan lawn front garden. Residents car park to the front with 1 allocated space for this property. The rear garden is approx. 30' with artificial grass, patio area, outside tap, garden shed, enclosed by shrubs & fencing with gated rear access.
<b>Council Tax</b>	Band B: £1,757.97 pa (Aril 2026 - March 2027).
<b>Note</b>	<b>Should an offer be accepted then a charge of £49 + vat will be payable by all purchasers for the sellers agent Move With Us to carry out ID/AML &amp; source of funds checks.</b>



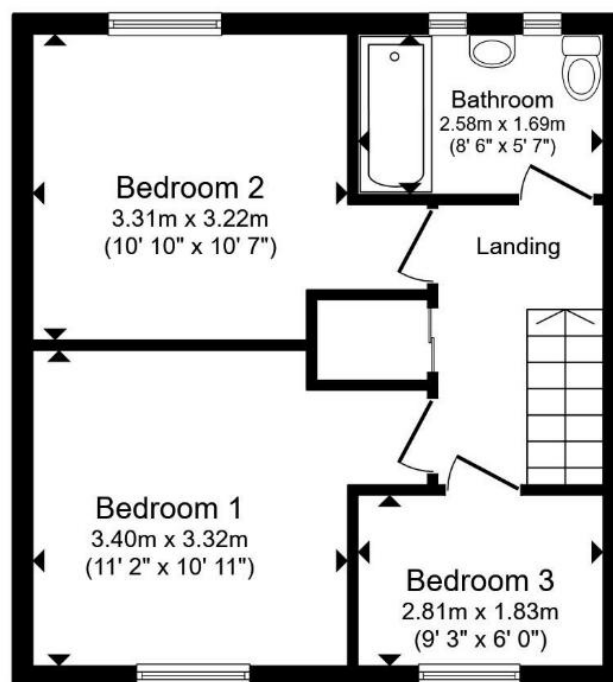
## EPC...

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN...



**Ground Floor**



**First Floor**

**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.*