

Low Road, Dovercourt, Harwich, Essex, CO12 3TR



4 bedrooms,
2 reception rooms
and **1** bathroom
2 Garages and driveway

Freehold

Guide Price

£400,000

Subject to contract

Wonderful family home
requiring modernisation



Some details

General information

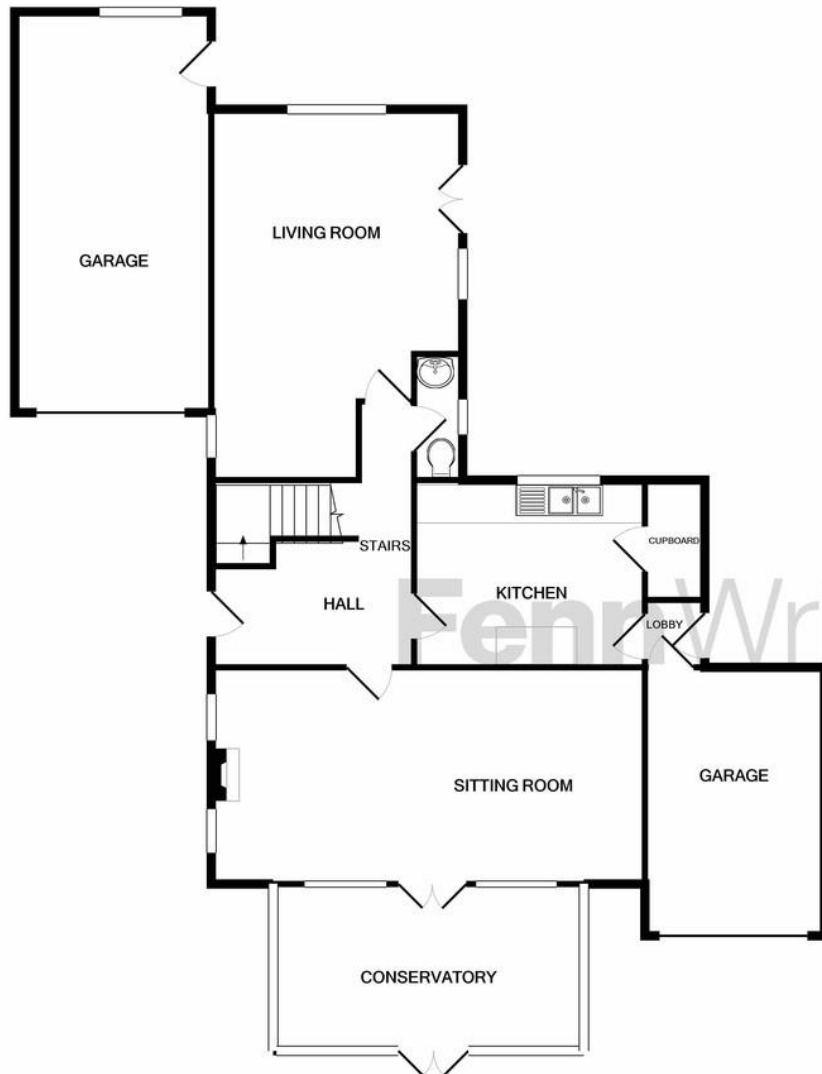
This impressive family home sits proudly on Low Road as an individually designed property where improvements over time have seen a large additional living room to the rear and dual garages either side, providing ample space for vehicles and hobbies alike. A large south facing conservatory welcomes you in with the remaining downstairs accommodation being another sitting room, kitchen and WC. Upstairs, four bedrooms and the bathroom complete the residence but there is an enormous amount of scope for improvement. The home, plot and aspect must be viewed to be fully appreciated to enable a better feel for what could be done here, with a little imagination (STPP).

The modern conservatory is now the main entrance for the home, leading into the large sitting room with a serving hatch into the kitchen and windows to front and side, maximising the light ingress from the south facing front garden. A doorway leads through to what would have been the original entrance hall with open stairs to the first floor, door to kitchen and hall through to the rear living room. Additionally there is a good sized under stair storage area and WC.

Upstairs, the turning stairs continue round and provide access to all bedrooms and the upstairs WC and separate bathroom. The larger bedrooms are to the front, with a loft hatch on the landing.



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GROUND FLOOR
APPROX. FLOOR
AREA 1267 SQ.FT.
(117.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1783 SQ.FT. (165.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hall

Kitchen

11' 9" x 9' 10" (3.58m x 3m)

Sitting room

22' 10" x 11' 5" (6.96m x 3.48m)

Conservatory

16' 4" x 8' 9" (4.98m x 2.67m)

WC

Living room

19' 6" max x 12' 1" (5.94m x 3.68m)

Landing

WC

Bathroom

Bedroom one

12' 6" x 11' 6" (3.81m x 3.51m)

Bedroom two

11' 6" x 10' 0" (3.51m x 3.05m)

Bedroom three

9' 11" max x 8' 11" max (3.02m x 2.72m)

Bedroom four

6' 10" x 6' 4" (2.08m x 1.93m)

Garage

14' 1" x 9' 5" (4.29m x 2.87m)

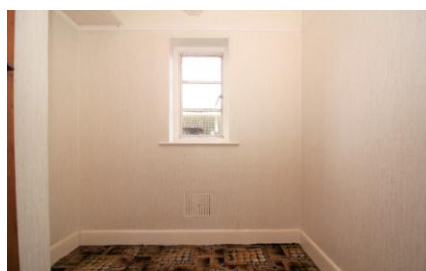
Garage

21' 1" x 10' 4" (6.43m x 3.15m)



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The outside

The front of the home has a sweeping horseshoe paved driveway which leads to both garages fronting passing the front of the conservatory. Bordered by established hedging, the remainder of the front is laid to lawn with twin double gates to the drive, and a low wall front.

The rear garden commences with patio and paths to the rear lawned area, and allotments to the rear with conifers providing privacy to the rear border. A good sized shed and metal storage cupboard, greenhouse and summer house are all to remain with a covered lean to from the rear giving cover from the elements, with gated side access.

Where?

The property is located on a popular road in Dovercourt within close walking distance of the nearby beaches, schooling and upper Dovercourt shopping parade. Bus links are almost on your doorstep with links through to Colchester and further afield.

Dovercourt is a peaceful family resort with gentle shelving sands and shingled beaches including the landmark historic Leading Lights. A wide range of family activities are available including an impressive range of sports and leisure facilities including a skate park, model yacht pond and boating lake, putting green and bowls club. The resort enjoys panoramic views of Harwich and the port of Felixstowe and Hamford water national nature reserve.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage and electricity are connected to the property. There is a capped gas pipe in the property so we believe gas central heating could be instated if needed. Heating is via electric storage heaters.

Tenure- Freehold

EPC Rating - TBC

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by us...

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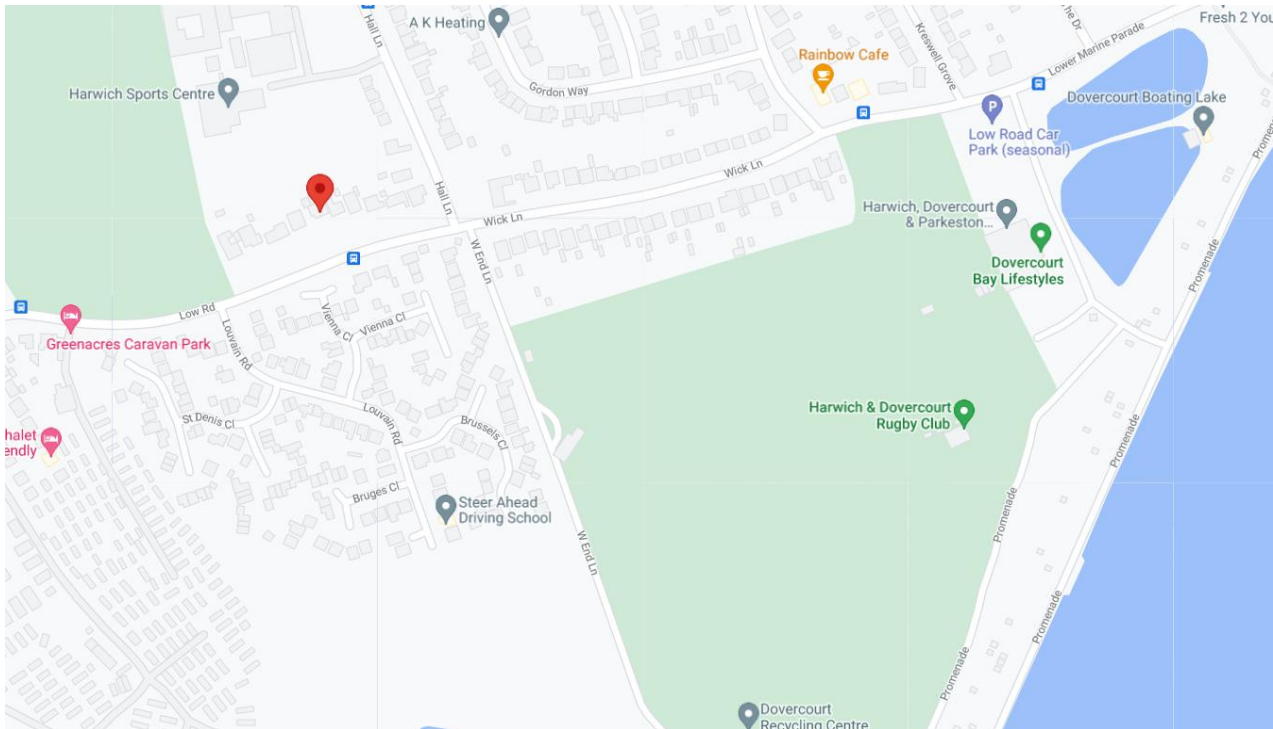
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 397 222.



Directions

From Manningtree head towards Horsley Cross along the Clacton Road, turning left at the roundabout towards Harwich and Dovercourt, upon reaching the next roundabout take the 3rd exit proceeding up Church Hill, at the next mini roundabout turn right into Oakley Road, then 1st left into Low Road where the property will be found on the left hand side identified by a Fenn Wright For Sale Board.

To find out more or book a viewing

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