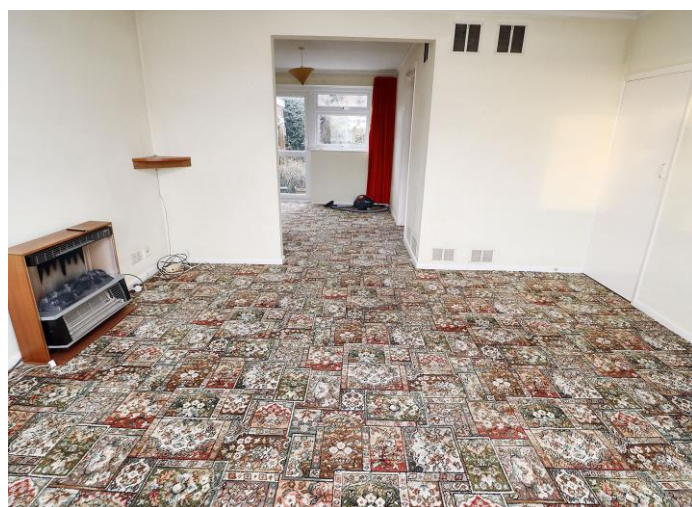


**Park Drive
BRIGHTLINGSEA
CO7 0UB
£275,000 Freehold**





- IDEALLY SITUATED WITH ESTUARY VIEWS
- CHAIN FREE SALE
- FULL RENOVATION POTENTIAL
- THREE BEDROOMS
- KITCHEN
- GARAGE
- OFF ROAD PARKING
- MATURE GARDEN
- CLOSE TO TOWN CENTRE AND SHOPS
- SOUGHT AFTER ROAD

**** RARE TO THE MARKET - FANTASTIC LOCATION ****

This three bedroom property, with views of the River Colne, is an ideal renovation project and comes to the market chain free.

Downstairs you have a large lounge/diner and separate kitchen.

Upstairs houses the three bedrooms, bathroom and stand alone toilet.

There is off road parking for two cars, garage and a generous mature garden.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Carpet, centre light.

LOUNGE

14' 9" x 12' 11" (4.49m x 3.93m)

Window to front and door to rear, carpet, centre light, opening into:

DINING ROOM

10' 7" x 8' 11" (3.22m x 2.72m)

Window and door to rear, carpet, centre light.

KITCHEN

10' 6" x 8' 8" (3.20m x 2.64m)

Window to rear, door to rear, vinyl flooring, centre light. Range of wall and base units, stainless steel sink/drain, space for washing machine, dishwasher, cooker and fridge/freezer.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 1" x 9' 6" (3.38m x 2.89m)

Window to front with Estuary views, carpet, centre light, fitted double wardrobe.



BEDROOM TWO

11' 10" x 9' 4" (3.60m x 2.84m)

Window to rear, carpet, centre light, fitted double wardrobe.

BEDROOM THREE

9' 8" x 6' 8" (2.94m x 2.03m)

Window to front, vinyl flooring, centre light, storage cupboard.

BATHROOM

5' 7" x 5' 3" (1.70m x 1.60m)

Obscured window to rear, carpet flooring. Panelled bath with shower over, pedestal wash hand basin, partially tiled walls.

WC

5' 7" x 2' 10" (1.70m x 0.86m)

Obscured window to rear, carpet flooring, low level WC.

EXTERIOR

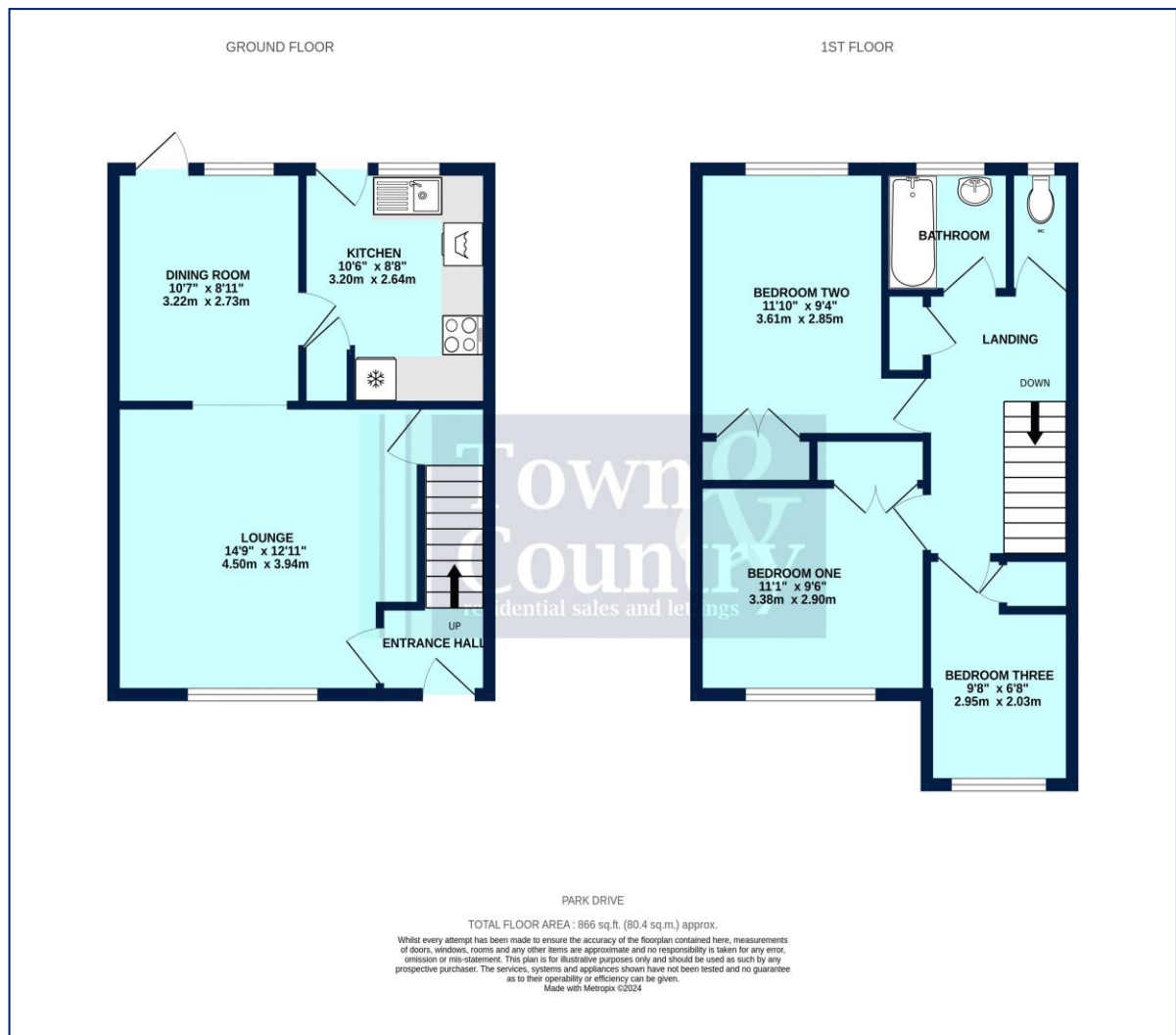
FRONT

Off road parking leading to garage, laid to lawn, side access to rear garden.

REAR

Laid to lawn, mature trees and shrubs, fenced borders.





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied