

**Dover Road
BRIGHTLINGSEA
CO7 0PS
£250,000 Freehold**

**Town &
Country**
residential sales and lettings





- SEMI-DETACHED BUNGALOW
- SPACIOUS LOUNGE
- THREE BEDROOMS
- FITTED KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE GARDENS
- QUIET CUL-DE-SAC
- NO ONWARD CHAIN
- IDEAL PROPERTY FOR MODERNISATION

**** OFFERED WITH NO ONWARD CHAIN ****

Situated in the sought after location of Dover Road which is within walking distance of the Town Centre and schools, this semi-detached bungalow is an ideal property for both families and the retired.

The property would benefit from light modernisation to fulfil its full potential.

Inside you have two double bedrooms as well as a single bedroom, spacious lounge, family bathroom and fitted kitchen.

Outside you have off road parking for two cars, low maintenance front and rear gardens and a garage.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed front door.

HALLWAY

Carpet flooring, centre light, radiator.

LOUNGE

17' 2" x 11' 5" (5.23m x 3.48m)

Window to rear, carpet flooring, centre light, radiator, feature fireplace.

KITCHEN

11' 9" x 9' 1" (3.58m x 2.77m)

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

BEDROOM ONE

14' 8" x 9' 0" narrowing to 7' 10" (4.47m x 2.74m narrowing to 2.39m)

Window to front, vinyl flooring, centre light, radiator.

BEDROOM TWO

9' 11" x 7' 7" (3.02m x 2.31m)

Window to side, carpet, centre light, radiator.



BEDROOM THREE

10' 0" x 7' 5" (3.05m x 2.26m)

Window to front, carpet flooring, centre light, radiator.

FAMILY BATHROOM

8' 7" x 6' 6" (2.61m x 1.98m)

Obscured window to side, vinyl flooring, centre light, radiator. Panelled bath, low level WC and pedestal wash hand basin, airing cupboard.

EXTERIOR

FRONT

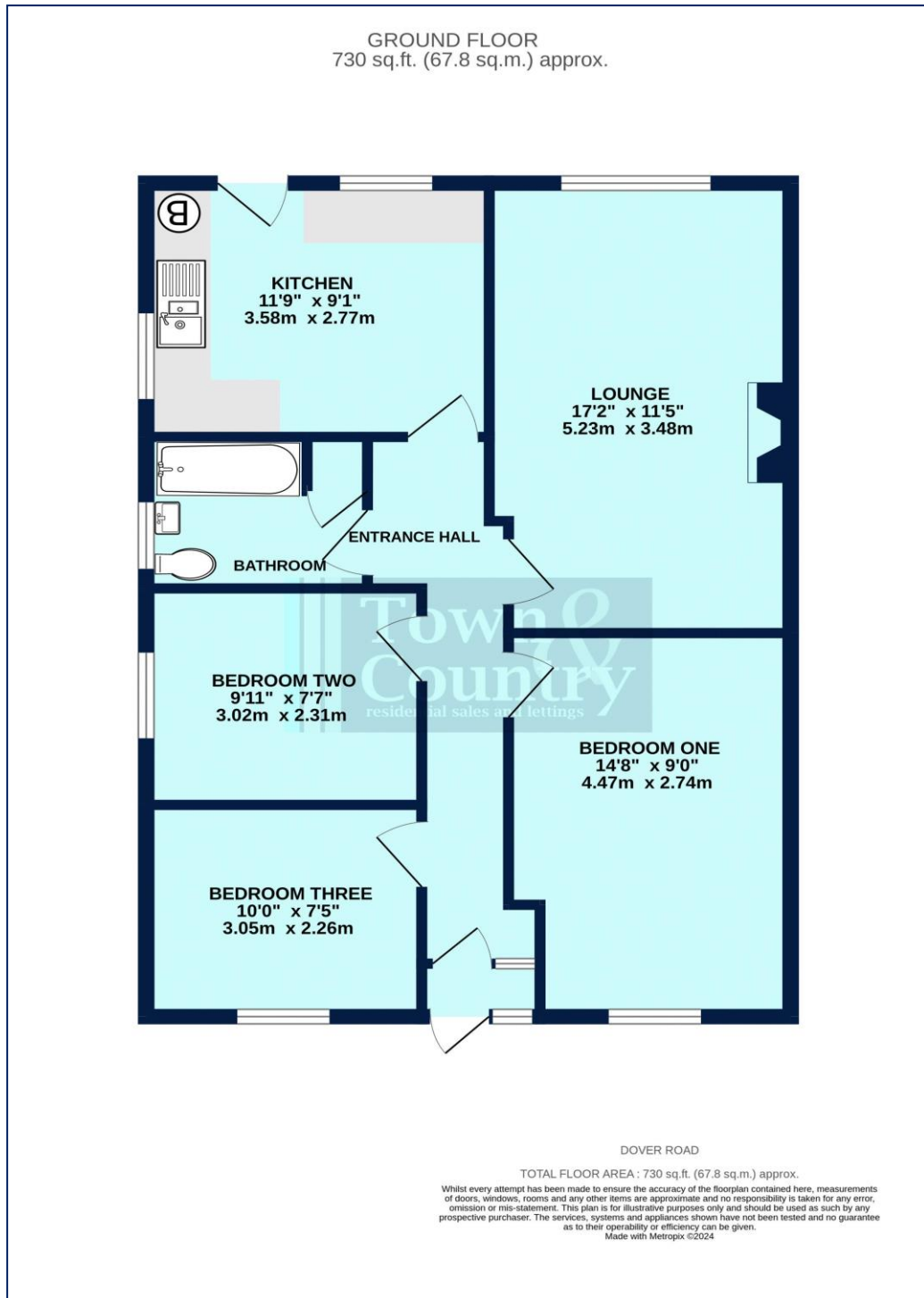
Low maintenance frontage with shingle and shrubs, off road parking to side, access to garage which has power and light, side access to garden.

REAR

Patio area, mature shrubs, side door to garage.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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