

**Dover Road  
Brightlingsea  
CO7 0PS  
£275,000 Freehold**

**Town & Country**  
residential sales and lettings



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- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LOUNGE
- CONSERVATORY
- SHOWER ROOM
- FITTED KITCHEN
- LOW MAINTENANCE GARDEN
- OFF ROAD PARKING & GARAGE
- QUIET CUL-DE-SAC
- NO ONWARD CHAIN

**\*\* RARE THREE BEDROOM BUNGALOW \*\***

This semi-detached bungalow is situated in a quiet cul-de-sac within walking distance of the town centre and would benefit from light modernisation.

The property features two double bedrooms as well as a single bedroom, spacious lounge, shower room, fitted kitchen and conservatory.

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

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



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

uPVC door, carpet flooring.

#### **ENTRANCE HALL**

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

#### **LOUNGE/DINER**

17' 0" x 11' 6" (5.18m x 3.50m)

Patio doors to conservatory, laminate flooring, centre light, radiator, feature fireplace.

#### **CONSERVATORY**

20' 11" x 10' 11" (6.37m x 3.32m)

Windows to side and rear, French doors to rear, door to side, tiled flooring, gas powered log burner.

#### **KITCHEN**

11' 9" x 9' 2" (3.58m x 2.79m)

Window to side, door to conservatory, tiled flooring, centre light, radiator. Range of wall and base units with 1 ½ bowl stainless steel sink, space for cooker, washing machine, fridge/freezer and dishwasher, storage cupboard.

#### **BEDROOM ONE**

14' 6" x 10' 2" narrowing to 8' 0" (4.42m x 3.10m narrowing to 2.44m)

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



### **BEDROOM TWO**

9' 10" x 7' 8" (2.99m x 2.34m)

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

### **BEDROOM THREE**

9' 10" x 7' 5" (2.99m x 2.26m)

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

### **SHOWER ROOM**

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

Obscured window to side, vinyl flooring, centre light. Wet room style shower, combination toilet and sink vanity unit, airing cupboard.

### **EXTERIOR**

#### **FRONT**

Low maintenance garden with off road parking to side and drive leading to garage and rear garden.

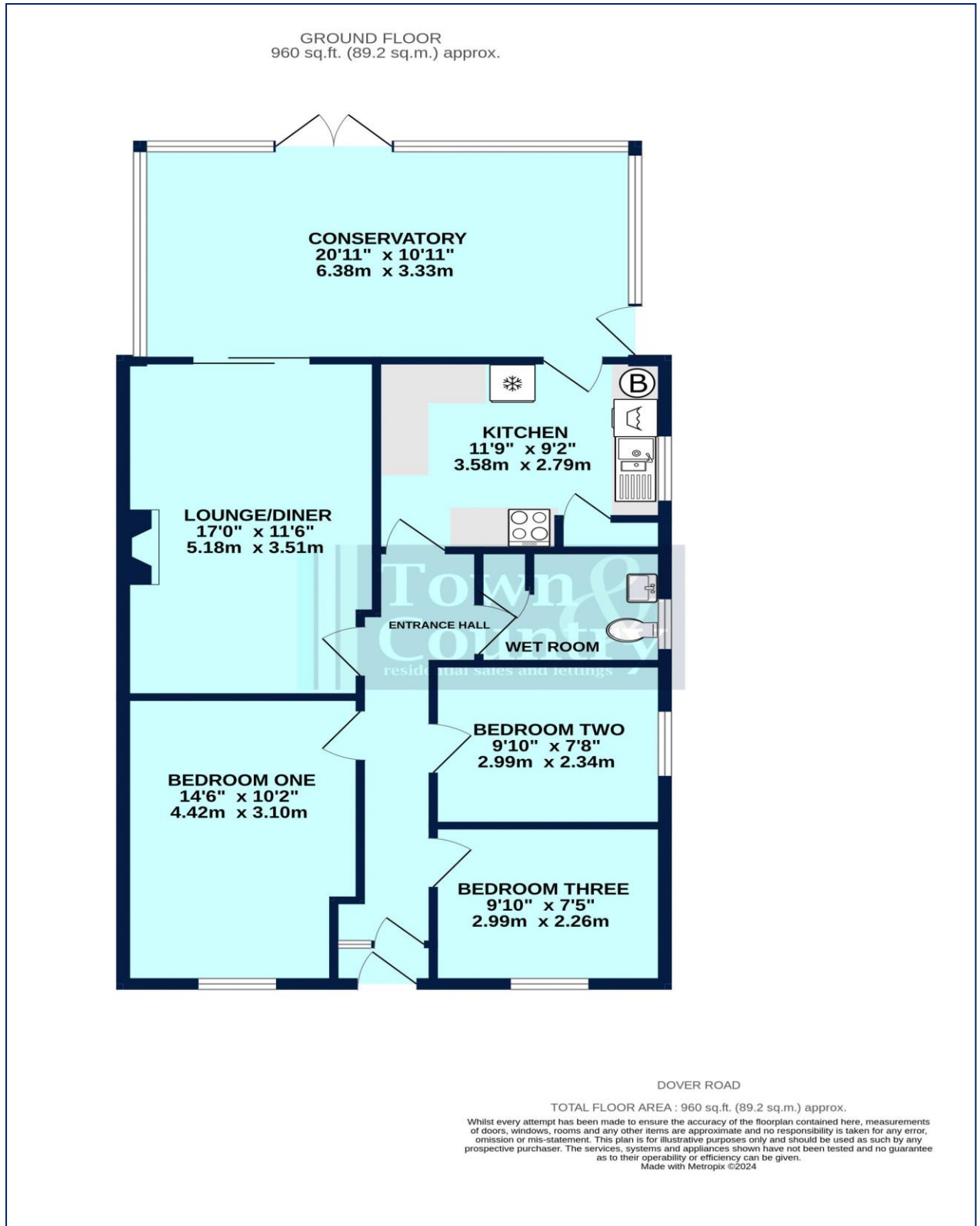
#### **REAR**

Garage with power and light, up and over door, patio area and garden borders.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







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