



Hythe Grove, Brightlingsea, Colchester, C07 ORD

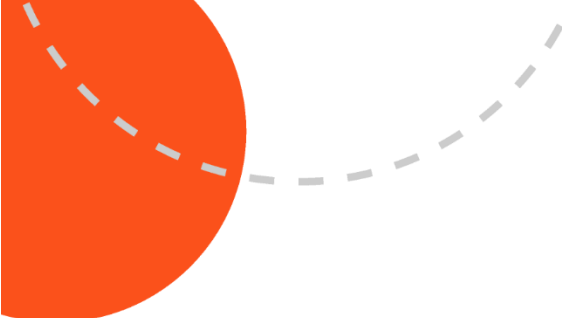
2 bed semi detached bungalow / **O.I.E.O.** £250,000 / t. 01702 555888

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Modern
Living
Space



Vacant extended **two bedroom** semi-detached bungalow situated in this popular close with good size accommodation comprising a lounge, extended kitchen/diner, two bedrooms and three piece shower room. Externally there is off street parking for numerous vehicles and an easily kept garden. Although requiring some refurbishment we feel this has adequately been compensated for in the realistic asking price.

Brightlingsea is a coastal town which is nestled between Colchester and Clacton with the additional bonus of the Marina/Yacht clubs, and a foot ferry which operates in the summer between both East Mersea and Point Clear. Brightlingsea sandy beach is a short drive as is the town with its array of local shops, pubs, restaurants and boutiques. The town also has strong bus routes with connections to neighbouring towns and train stations with easy reach at nearby villages such as Alresford, Great Bentley and Wivenhoe.

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Ground Floor





Highlights

- \ Two bedroom semi detached extended bungalow
- \ Double glazed
- \ Off street parking
- \ Quite cul-de-sac
- \ Lounge 15'11 x 9'8
- \ Kitchen/Diner 20'6 x 16'narrowing to 8'10
- \ Bedroom One 11'10 x 9'8
- \ Bedroom Two 10' x 7'11
- \ Easily kept garden
- \ Sole Agents

Recess entrance porch with UPVC double glazed door leading to:

Entrance Hall \ Wood effect laminate flooring, wall mounted radiator, picture rail, textured and coved ceiling with access to loft, wall mounted thermostat control, doors to accommodation off:

Lounge 15'11 x 9'8 \ Double glazed sliding patio doors to rear aspect, continuation of the wood effect laminate flooring, power points, wall mounted radiator.

Kitchen/Diner 20'6 x 16'narrowing to 8'10 \ Commencing with double glazed UPVC window to rear, stainless steel single drainer sink unit inset into a roll edge wood effect surface to two walls with cupboards and drawers below, space for slot in cooker, tiled splashback, power points, radiator with eye level wall mounted units, under units space and plumbing for washing machine, concealed cupboards housing Baxi central heating boiler, further built in cupboards, continuation of wood effect laminate flooring, open plan to

Dining Area \ Double glazed windows to front and rear aspect, two mounted radiators, continuation of wood effect laminate flooring, double glazed door to rear leading to Garden.

Shower Room 8'x 7'1 \ Double glazed obscure window to front aspect, fully tiled double corner shower unit with glazed screen door and Triton electric shower, pedestal wash hand basin, low flush W.C., tiled effect flooring, half tiled to walls, wall mounted radiator, textured and coved ceiling, floor to ceiling corner storage cupboard.

Bedroom One 11'10 x 9'8 \ Double glazed window to front, double radiator, fitted carpet, power points, textured and coved ceiling.



Bedroom Two 10' x 7'11" \ Double glazed window to front, wall mounted radiator, fitted carpet, power point, high level electric trip switches.

Exterior \ This property is situated on a corner plot so benefits from a good size garden with a paved patio area to the immediate rear of the lounge, step down to a further patio area with central lawned area, exterior water tap, established wooden shed, continue to side access way with further lawned area totally enclosed by screen panel and brick fencing.

Front Garden \ The property benefits from a nice size front garden, with a blocked paved independent driveway with off street parking for numerous vehicles, side shingle borders with security lighting.





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