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BROOKLANDS ROAD, BRANTHAM

**WELL PRESENTED 3 BEDROOM SEMI-DETACHED BUNGALOW WITH GAS C/H
MODERN BATH & SHOWER ROOM, 18' LIVING ROOM CONSERVATORY & PARKING**



PRICE £327,999 FREEHOLD

- * SPACIOUS SEMI-DETACHED BUNGALOW ***
- * 3 BEDROOMS * LIVING ROOM/CONSERVATORY ***
- * FEATURE KITCHEN/DINING/BREAKFAST ROOM ***
- * GAS C/H * BATH & SHOWER ROOM ***
- * DOUBLE GLAZING * REAR GARDEN ***
- * OFF-STREET PARKING * NO ONWARD CHAIN ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660
(F) 01255 556664
(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk





Brooklands Road, Brantham, Manningtree CO11 1RN...

UPVC entrance door to: -

Entrance Hall	Radiator, built in cloaks cupboard, inset lighting, coved ceiling, doors to all rooms except living room/conservatory, loft hatch.
Bedroom 1	12'5 x 11'11. UPVC double glazed window to front, radiator, coved ceiling, range of wardrobes & vanity unit to 2 walls.
Bedroom 3	10' x 8'10 (8'1 min). UPVC double glazed window to rear, radiator, coved ceiling.
Bedroom 2	15'2 x 7'3. UPVC double glazed window to front, radiator, coved ceiling, fitted cupboard housing electric meter & consumer unit.
Bath & Shower Room	7'8 x 7'. Fully tiled suite comprising panelled bath with chrome shower mixer taps, corner shower cubicle, vanity hand washbasin with chrome mixer taps & cupboard under, close-coupled WC, vertical chrome radiator, fitted shelves, extractor fan, inset lighting, UPVC double glazed opaque window to side.
Dining Room	12'10 x 10'10. Radiator, tiled floor, inset lighting, feature fitted seating area, part glazed double doors to sitting room/conservatory, open to: -
Kitchen/ Breakfast Room	20'10 x 8'1. Extensively fitted with eye level cupboards, work surfaces, drawers & cupboards, built-in oven, ceramic hob & cooker hood, 1½ bowl single drainer sink unit with mixer tap, tiled splashback, plumbing & space for dish washer & washing machine, cupboard housing gas boiler, inset lighting, coved ceiling, tiled floor, fitted breakfast bar with stools & storage cupboards under, UPVC double glazed windows to front, side & rear.
Sitting Room/ Conservatory	18' x 9'2. UPVC double glazed windows to rear & both sides, laminate floor, UPVC glazed French doors to rear garden.
Outside	To the front is a driveway providing off street parking for 3 cars. Access to one side with gate to the rear garden, which is laid with artificial grass, paved patio, enclosed by fencing & shrubs.
Council Tax	Band C: £1,956.73 pa (April 2025 – March 2026).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact.

Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.