

**Regent Close  
BRIGHTLINGSEA  
CO7 0NY  
£255,000 Freehold**

**Town & Country**  
residential sales and lettings





- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- BATHROOM
- EN-SUITE SHOWER ROOM
- CONSERVATORY
- DOUBLE GLAZING
- CENTRAL HEATING
- CHAIN FREE

A charming two bedroom semi-detached bungalow situated in this popular cul-de-sac location. Benefitting from double glazing, central heating and off road parking, this property boasts a fitted kitchen, lounge, conservatory, two bath/shower rooms and a loft room for extra usable space.

Complete with a good sized rear garden, this property is to be offered chain free.

An early viewing is recommended to avoid disappointment.

Call now!



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

Entrance door.

#### **ENTRANCE HALL**

Radiator, doors to bedrooms and lounge.

#### **LOUNGE**

12' 7" x 11' 9" (3.83m x 3.58m)

Double glazed window to front aspect, feature fireplace with log burner, radiator. Door to kitchen.

#### **KITCHEN**

11' 0" x 10' 8" (3.35m x 3.25m)

Range of wall and base units. 1 1/2 bowl inset sink unit with single drainer and mixer taps and four burner electric hob. Extractor hood. Tiled floor. Open plan to conservatory.

#### **CONSERVATORY**

13' 3" x 8' 11" (4.04m x 2.72m)

French doors leading to rear garden, windows to side and rear aspects. Tiled floor.

#### **BEDROOM ONE**

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed French doors to rear, radiator.

#### **EN-SUITE BATHROOM**

Freestanding bath with mixer taps and shower attachment. Corner shower cubicle, pedestal wash hand basin and Low level WC suite. Tiled walls and floor. Double glazed window to rear aspect.



**BEDROOM TWO**

10' 2" x 8' 9" (3.10m x 2.66m)

Double glazed window to front aspect, radiator. Stairs leading to loft room. Door to:

**EN-SUITE SHOWER ROOM**

Double glazed window to side aspect. Shower cubicle, Vanity unit with wash hand basin and low level WC suite. Tiled floor and walls.

**LOFT ROOM**

15' 9" x 8' 7" (4.80m x 2.61m)

Two Velux windows to rear. Light & power. NOTE: Restricted headroom.

**EXTERIOR**

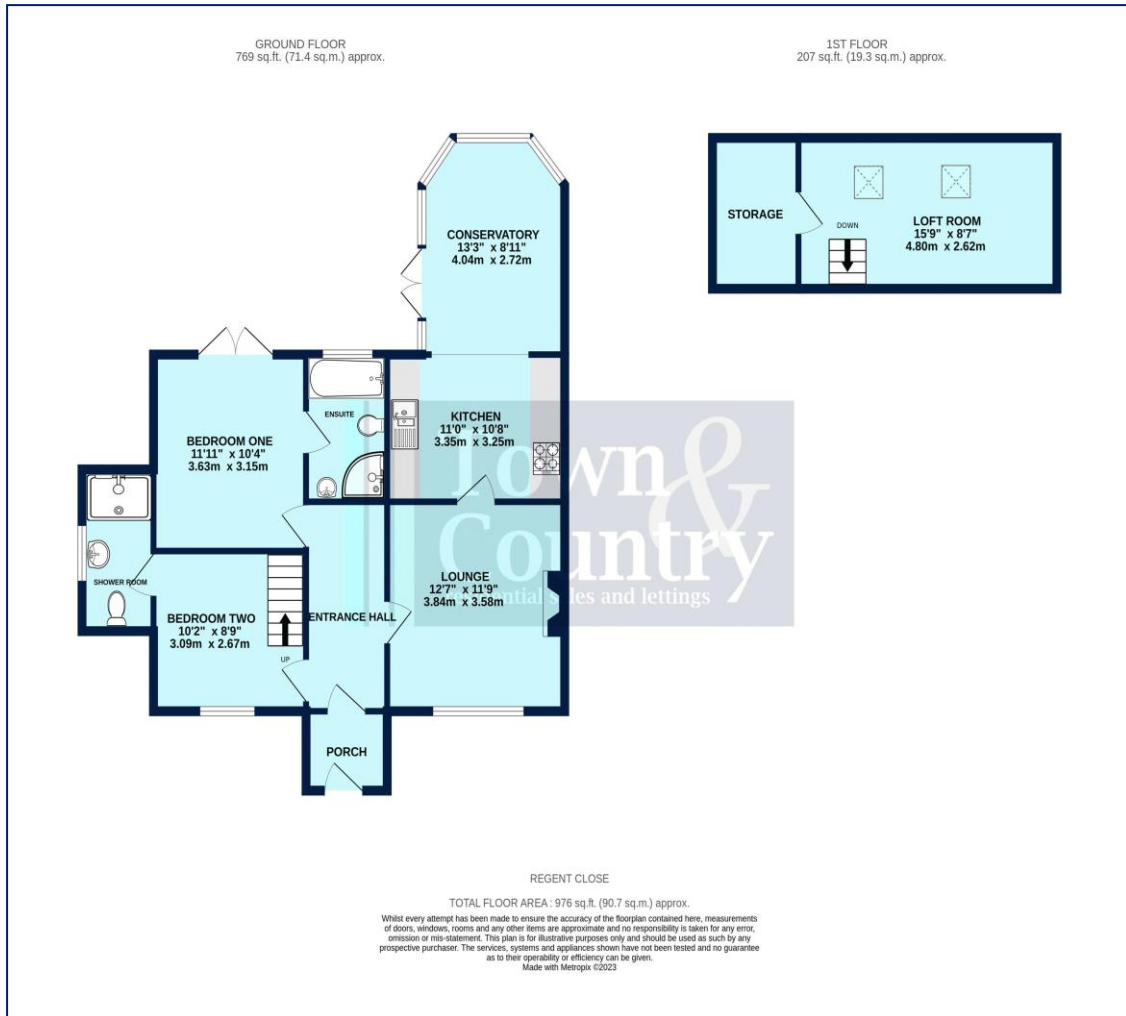
**FRONT**

Off road parking for 2/3 vehicles. Gated side access.

**REAR**

Lawned area (artificial). Summer house, Patio area, Side access. Fencing to side and rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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