

**Dover Road  
BRIGHTLINGSEA  
CO7 0PU  
£289,000 Freehold**

**Town & Country**  
residential sales and lettings





- PEACEFUL LOCATION
- CLOSE TO TOWN CENTRE
- TWO BEDROOMS
- EXTENDED LOUNGE DINER
- EXTENDED KITCHEN

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN

**\*\* FANTASTIC PEACEFUL LOCATION \*\***

This two bedroom chalet bungalow is situated in a quiet cul-de-sac in the heart of Brightlingsea, just minutes walk from the town centre and beach.

The living accommodation downstairs comprises of an extended lounge/diner, extended kitchen, downstairs cloakroom, upstairs houses the two double bedrooms and family bathroom.

There is off road parking as well as a garage, the rear garden features lawn, patio, garden shed and raised borders.

If you are looking for a relaxing environment then this could be the place for you.



The accommodation with approximate room sizes are as follows:

**ENTRANCE PORCH**

Brick built, uPVC glazed door, tiled flooring, centre light.

**ENTRANCE HALL**

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

**LOUNGE/DINER**

33' 6" x 12' 0" narrowing to 7' 9" (10.20m x 3.65m narrowing to 2.36m)

Window to front and patio doors to rear, carpet, three centre lights, three radiators, feature fireplace.

**KITCHEN**

18' 2" x 10' 4" (5.53m x 3.15m)

Windows to side and rear, door to side, vinyl flooring, centre light, radiator. Range of contemporary wall and base units with wood effect roll top work surface, gas range cooker, inset sink, space for dishwasher, washing machine and fridge/freezer.

**CLOAKROOM**

Obscured window to side, tiled flooring, centre light, radiator, low level WC.

**FIRST FLOOR LANDING**

Doors to:



### **BEDROOM ONE**

15' 0" x 9' 6" (4.57m x 2.89m)

Windows to front, wood flooring, centre light, radiator.

### **BEDROOM TWO**

10' 6" x 9' 0" (3.20m x 2.74m)

Window to rear, wood flooring, centre light, radiator.

### **FAMILY BATHROOM**

7' 2" x 5' 6" (2.18m x 1.68m)

Obscured window to rear, vinyl flooring, centre light, radiator. Panelled bath with wall mounted shower, low level WC and vanity unit, airing cupboard.

### **EXTERIOR**

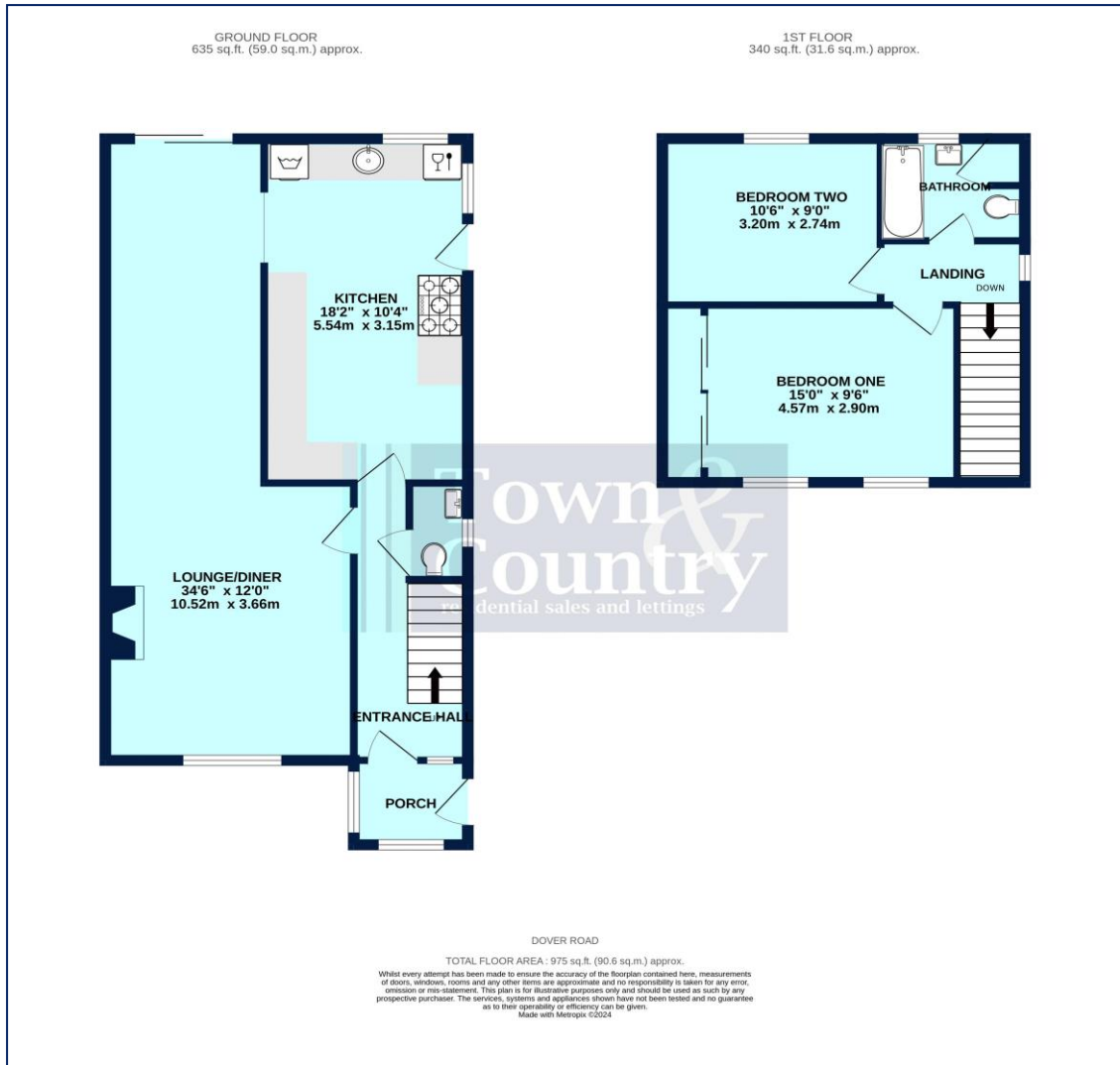
#### **FRONT**

Laid to lawn, off road parking for two cars, garage.

#### **REAR**

Patio area, laid to lawn, flower and shrub borders, garden shed and greenhouse.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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