

**Fordwich Road
BRIGHTLINGSEA
CO7 0RE
£425,000 Freehold**





- FULLY RENOVATED - LIKE NEW
- BRAND NEW KITCHEN
- BRAND NEW BATHROOMS
- BRAND NEW CARPETS
- BRAND NEW WINDOWS & DOORS
- FOUR DOUBLE BEDROOMS
- LOUNGE
- BRAND NEW PATIO
- NEWLY LAID TURF
- OFF ROAD PARKING

**** COMPLETE REFURBISHMENT INSIDE & OUT - MUST BE SEEN ****

This four bedroom semi-detached chalet bungalow has undergone a complete renovation to bring it up to a "New Home" standard.

Downstairs the property features a lounge, brand new contemporary fitted kitchen with patio doors opening out onto the patio area, two double bedrooms and a family bathroom.

The first floor comprises of two double bedrooms and a large shower-room.

Outside, both the front and rear gardens have been re-modelled with a brand new patio, freshly laid turf, new fences as well as off road parking for up to three vehicles.

If you are looking for a "turn key" property, this is definitely not to be missed.

**** DO NOT MISS THIS OPPORTUNITY - CALL NOW TO VIEW ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Brand new contemporary uPVC front door, brand new carpet, inset spot lights, radiator

KITCHEN

11' 9" x 10' 9" (3.58m x 3.27m)

Sliding door to rear, window to side, tiled flooring, inset spot lights, radiator. Range of contemporary high gloss wall and base units with a contrasting worktop, composite sink/drain, integrated dishwasher, washing machine, fridge/freezer, electric oven, electric hob with extractor over.

LOUNGE

13' 7" x 11' 3" (4.14m x 3.43m)

Window to rear, brand new carpet, centre light, radiator, wall mounted TV and data points

BEDROOM THREE

14' 5" x 11' 2" (4.39m x 3.40m)

Window to front, brand new carpet, centre light, radiator, wall mounted TV and data points.

BEDROOM FOUR

11' 9" x 9' 9" (3.58m x 2.97m)

Window to front, brand new carpet, centre light, radiator, wall mounted TV and data points.

FAMILY BATHROOM

7' 9" x 6' 6" (2.36m x 1.98m)

Obscured window to side, tiled flooring, inset spot lights. Un-used bathroom suite comprising of panelled bath, combination vanity unit, separate shower enclosure with rain waterfall & body shower, heated towel rail and fully tiled walls.



FIRST FLOOR LANDING

Brand new carpet, inset spot lights, radiator, cupboard housing the boiler.

BEDROOM ONE

13' 7" x 11' 4" (4.14m x 3.45m)

Window to rear, brand new carpet, inset spot lights, radiator, two storage cupboards, wall mounted TV and data points.

BEDROOM TWO

13' 7" x 8' 10" (4.14m x 2.69m)

Window to rear, brand new carpet, inset spot lights, radiator, wall mounted TV and data points.

SHOWER ROOM

Velux roof light, tiled flooring, inset spot lights, un-used suite comprising of vanity unit, low level WC, shower enclosure with rain waterfall & body shower, heated towel rail and partially tiled walls

EXTERIOR

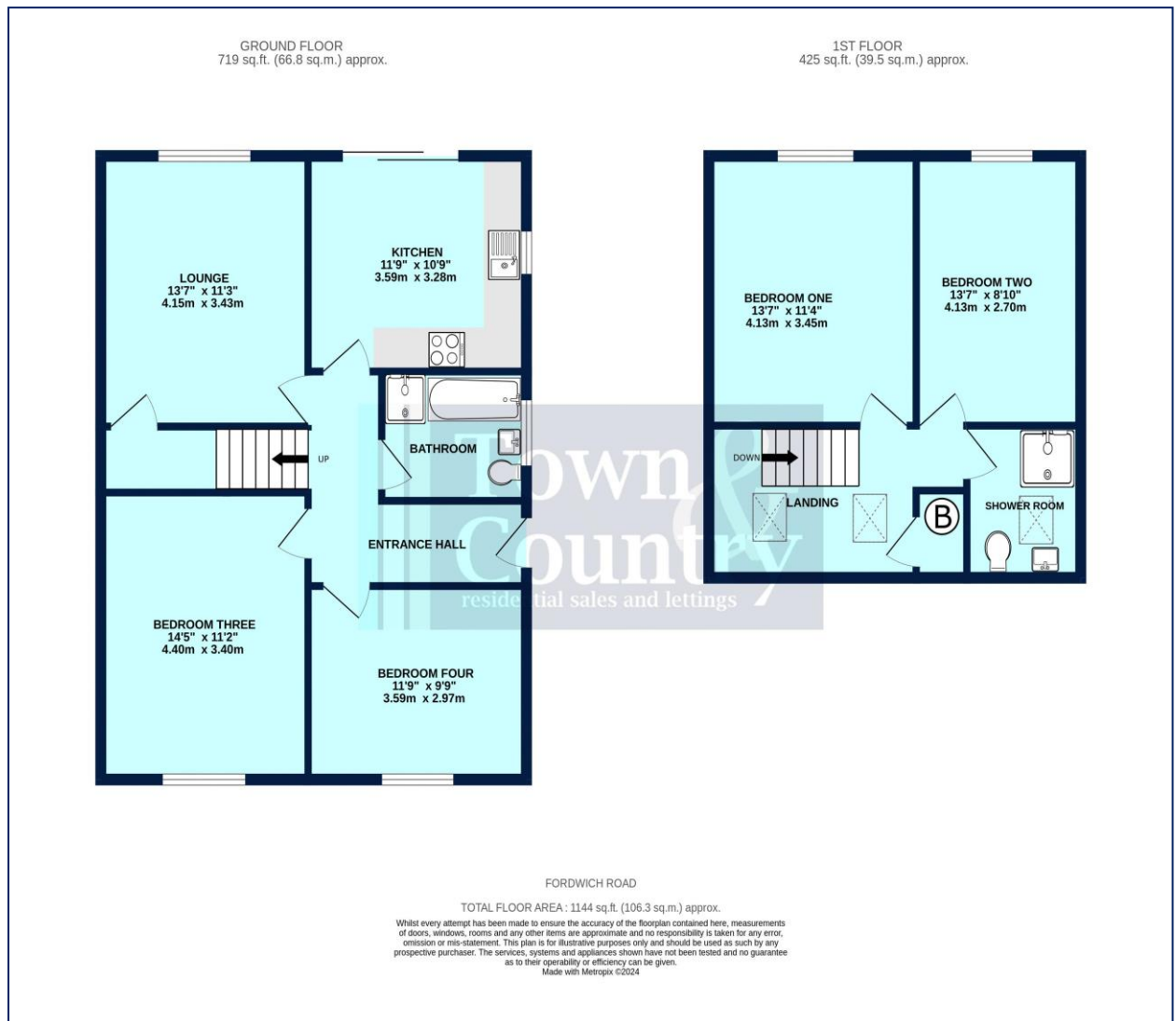
FRONT

Hard landscaped with block paved and shingle drive, post & rail fencing with newly planted laurel hedge, side access to rear garden.

REAR

Brand new patio with freshly laid turf, brand new fencing to borders.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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