

**Charles Road
BRIGHTLINGSEA
CO7 0LT
£240,000 Freehold**

**Town &
Country**
residential sales and lettings





- FANTASTIC POTENTIAL
- IDEAL LOCATION CLOSE TO THE TOWN CENTRE
- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- FAMILY BATHROOM
- CONSERVATORY
- OFF ROAD PARKING & GARAGE
- REFURBISHMENT REQUIRED

**** FANTASTIC REFURBISHMENT OPPORTUNITY ****

This three bedroom bungalow would benefit from being updated and could create a fantastic living space in an ideal location just minutes walk from the town centre.

The property features three bedrooms, kitchen, lounge/diner, family bathroom and a conservatory.

Outside to the front there is off road parking for two cars and a garage.

A mature rear garden with patio completes this home.

**** DO NOT MISS THIS RARE OPPORTUNITY ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Carpet, wall mounted lights.

LOUNGE/DINER

17' 3" x 10' 0" (5.25m x 3.05m)

Patio doors to conservatory, vinyl flooring, wall mounted lights

KITCHEN

12' 3" x 9' 9" (3.73m x 2.97m)

Windows to side and rear, door to conservatory, tiled flooring, centre light. Wall and base units, single stainless steel sink drainer, larder, space for washing machine, dishwasher, cooker and fridge/freezer.

BEDROOM ONE

14' 9" x 10' 1" (4.49m x 3.07m)

Window to front, carpet, wall mounted lights, electric heater.

BEDROOM TWO

9' 10" x 7' 10" (2.99m x 2.39m)

Window to side, carpet, centre light, electric heater.

BEDROOM THREE

9' 10" x 7' 6" (2.99m x 2.28m)

Window to front, carpet, centre light, electric heater.



FAMILY BATHROOM

8' 11" x 5' 10" (2.72m x 1.78m)

Obscured window to side, vinyl flooring, centre light. Panelled bath with electric shower over, low level WC and pedestal wash hand basin. Fully tiled walls, heated towel rail.

CONSERVATORY

17' 2" x 5' 11" (5.23m x 1.80m)

Windows to side and rear, door to side, tiled flooring, wall mounted lights.

EXTERIOR

FRONT

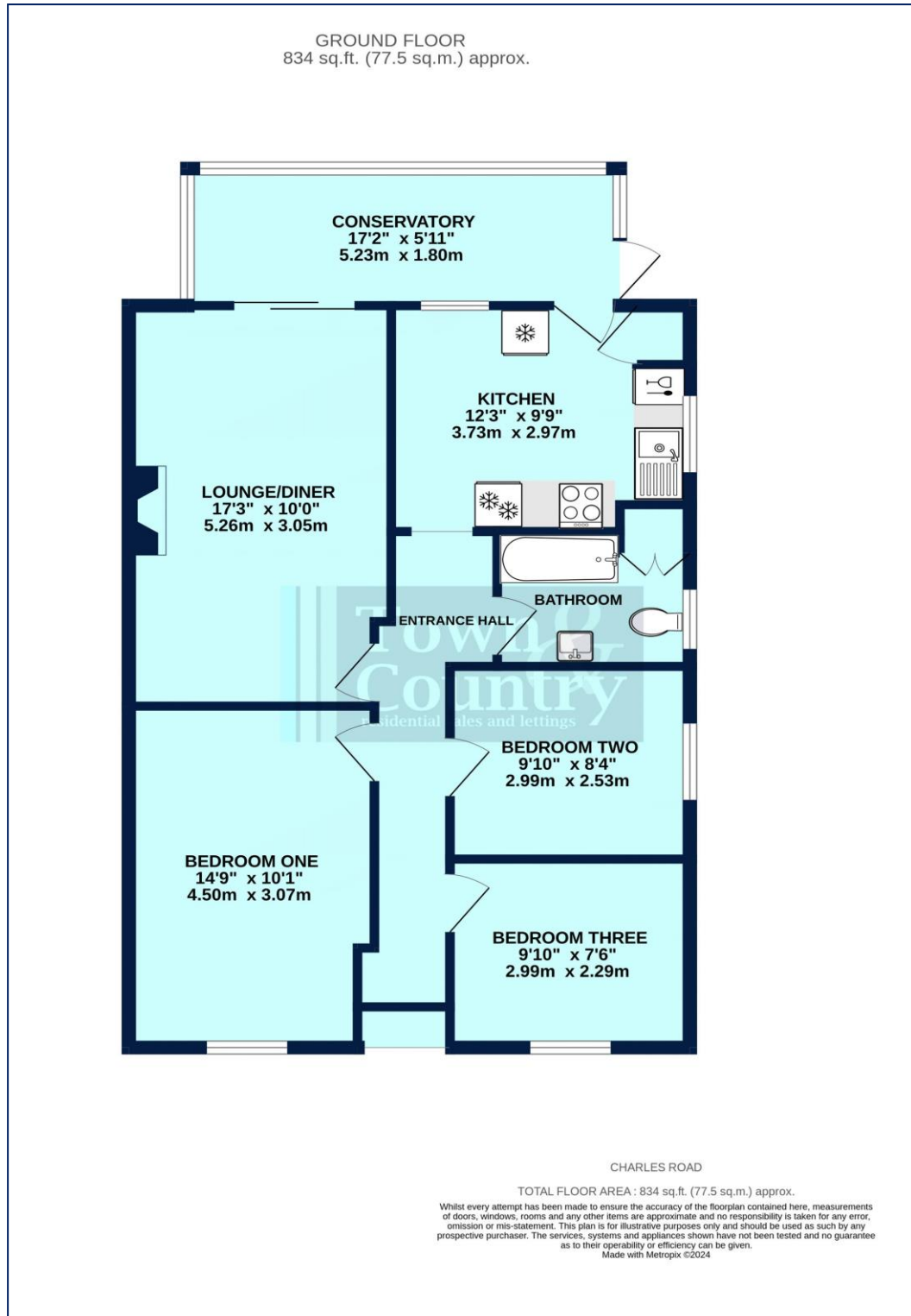
Laid to lawn, off road parking for two cars, garage, side access to rear garden.

REAR

Laid to lawn, patio area, mature trees and shrubs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		





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