

**Churchill Close, Brightlingsea
CO7 0RS
£310,000 Freehold**

Town & Country
residential sales and lettings



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- CUL DE SAC LOCATION
- THREE BEDROOM SEMI-DETACHED CHALET
- MODERN BATHROOM
- EXTENDED KITCHEN
- SPACIOUS LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- CLOSE TO SHOPS AND SCHOOLS
- GARAGE/WORKSHOP

**** THREE BEDROOM FAMILY HOME ****

This three bedroom semi-detached chalet is ideally situated close to schools, shops and transport links and within walking distance to the Town Centre.

The property offers a spacious lounge, extended kitchen/dining room, modern bathroom with three bedrooms to the first floor.

There is off-road parking to the front with a garage/workshop to the side and access to the rear garden.

The motivated vendors have now found their onward purchase and welcome viewings.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

0' 0" x 0' 0" (0.00m x 0.00m)

uPVC partially glazed entrance door. Tiled flooring, centre light, storage cupboard.

LOUNGE

18' 3" x 11' 8" (5.56m x 3.55m)

Two double glazed picture windows to front aspect, laminate flooring, centre light, radiator, stairs to first floor landing.

KITCHEN

11' 7" x 9' 5" (3.53m x 2.87m)

Range of base, drawer and eye level units with worktop inset sink and drainer unit with mixer tap. Space for cooker. Utility cupboard with plumbing for washing machine. Tiled flooring, part tiled walls.

DINING ROOM

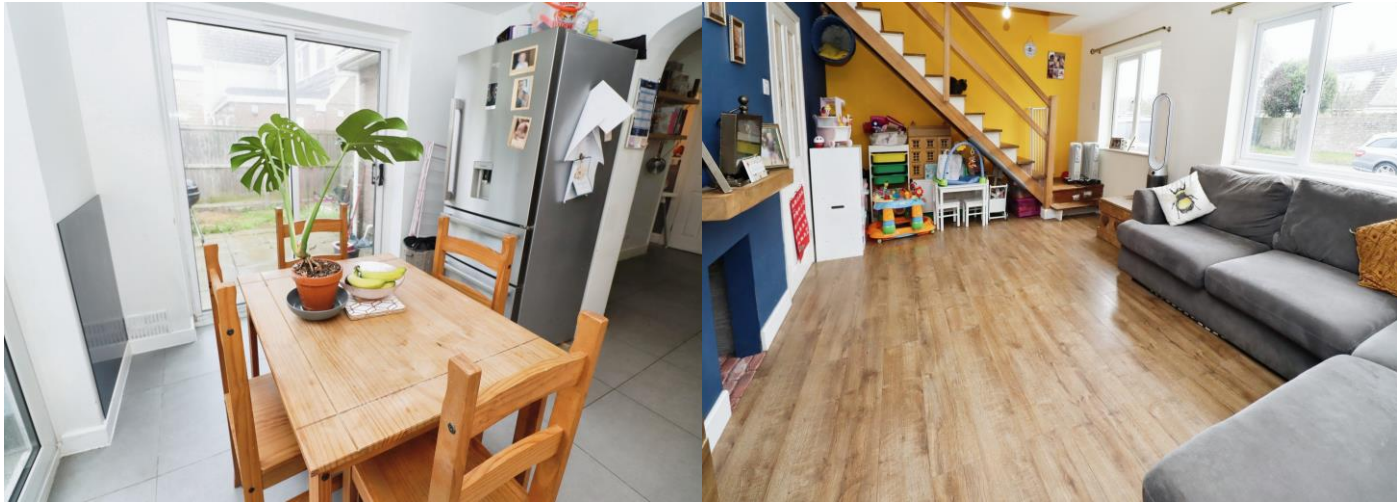
10' 3" x 9' 11" (3.12m x 3.02m)

Tiled flooring, two sets of patio doors to rear and side, wall mounted lights, radiator.

FAMILY BATHROOM

8' 5" x 5' 6" (2.56m x 1.68m)

Obscured window to side aspect, tiled flooring, inset spot lights. Modern suite bathroom suite comprising of panelled bath with shower over, vanity wash hand basin and low level WC, heated towel rail.



FIRST FLOOR LANDING

Double glazed window to side aspect, access to loft.

BEDROOM ONE

14' 8" x 9' 6" (4.47m x 2.89m)

Two double glazed window to front aspect, wood flooring, centre light, vertical radiator.

BEDROOM TWO

12' 4" x 7' 10" (3.76m x 2.39m)

Window to rear aspect, carpet flooring, centre light, radiator.

BEDROOM THREE

10' 3" x 8' 5" (3.12m x 2.56m)

Windows to rear and side aspects, carpet flooring, centre light, radiator.

EXTERIOR

FRONT

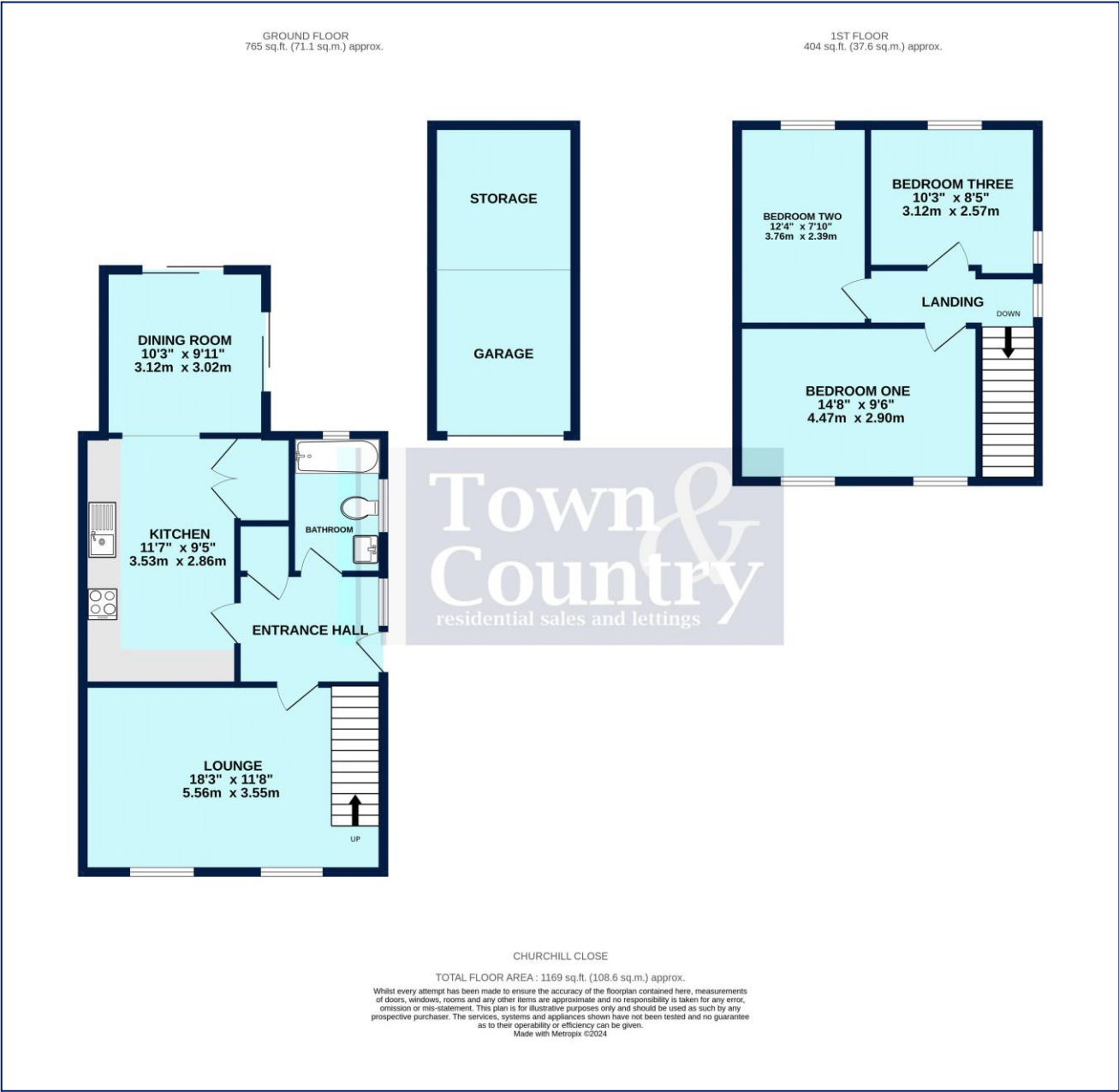
Open plan front garden which is laid to lawn. Driveway providing parking for a number of vehicles and leading to entrance door. Access to garage/workshop.

REAR

The rear garden features artificial grass enclosed by fencing.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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