

**Upper Park Road, Brightlingsea
CO7 0JP
Offers in Excess of £260,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **FANTASTIC MODERNISATION POTENTIAL**
- **DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **SPACIOUS LOUNGE**
- **KITCHEN**
- **BATHROOM**
- **OFF ROAD PARKING**
- **QUIET ROAD**
- **WALKING DISTANCE TO TOWN CENTRE & BEACH**
- **NO ONWARD CHAIN**

**** FANTASTIC MODERNISATION POTENTIAL ****

This charming three bedroom, detached bungalow, situated in the sought after mid-Brightlingsea area, is within walking distance to the Town Centre, Beach as well as both schools. While the property currently requires some modernisation, it presents a wonderful opportunity for families and couples alike looking to add their own personality to a home. It is a blank canvas waiting for the new owners to shape it into their dream living space.

The bungalow features a generous layout comprising of a lounge, three bedrooms, kitchen, separate utility room and a family bathroom. The principal and second bedrooms are both spacious double rooms, providing ample space for relaxation and storage. The third bedroom, a good sized single, could serve as a perfect child's room or home office. The large lounge is a welcoming space, acting as the heart of the home. It provides a wonderful area for entertaining guests or simply enjoying a quiet evening in. One of the key features of this property is the kitchen, which overlooks the garden. This vantage point provides a delightful view whilst preparing meals and creates a serene atmosphere within the home.

In summary, this property offers an excellent opportunity for those looking to embark on a renovation project. With its prime location and wealth of potential, this bungalow could be transformed into a dream home for a couple or family. Don't miss out on the opportunity to view this unique property.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed uPVC entrance door, carpet flooring, centre light, radiator, airing cupboard. Door to Hall.

LOUNGE

17' 5" x 10' 5" (5.30m x 3.17m)

Bay window to front aspect, window to side aspect, carpet flooring, centre light, two radiators.

KITCHEN/BREAKFAST ROOM

14' 8" x 14' 2" (4.47m x 4.31m)

Windows to rear and side aspects, carpet flooring, centre light, radiator. Range of wall and base units with stainless steel sink/drainage, space for cooker, fridge/freezer.

UTILITY ROOM

9' 10" x 7' 7" (2.99m x 2.31m)

Window to rear aspect, door to side, vinyl flooring. Range of cupboards with space for washing machine and tumble dryer.

BEDROOM ONE

10' 1" x 9' 11" (3.07m x 3.02m)

Bay window to front aspect, carpet flooring, centre light, radiator.

BEDROOM TWO

9' 10" x 7' 7" (2.99m x 2.31m)

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



BEDROOM THREE

10' 0" narrowing to 5' 7" x 9' 11" (3.05m narrowing to 1.70m x 3.02m)
Window to side aspect, carpet flooring, centre light, radiator.

FAMILY BATHROOM

6' 5" x 5' 11" (1.95m x 1.80m)

Window to side aspect, vinyl flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin.

EXTERIOR

FRONT

Block paved driveway providing off road parking, mature shrub, side access to rear garden.

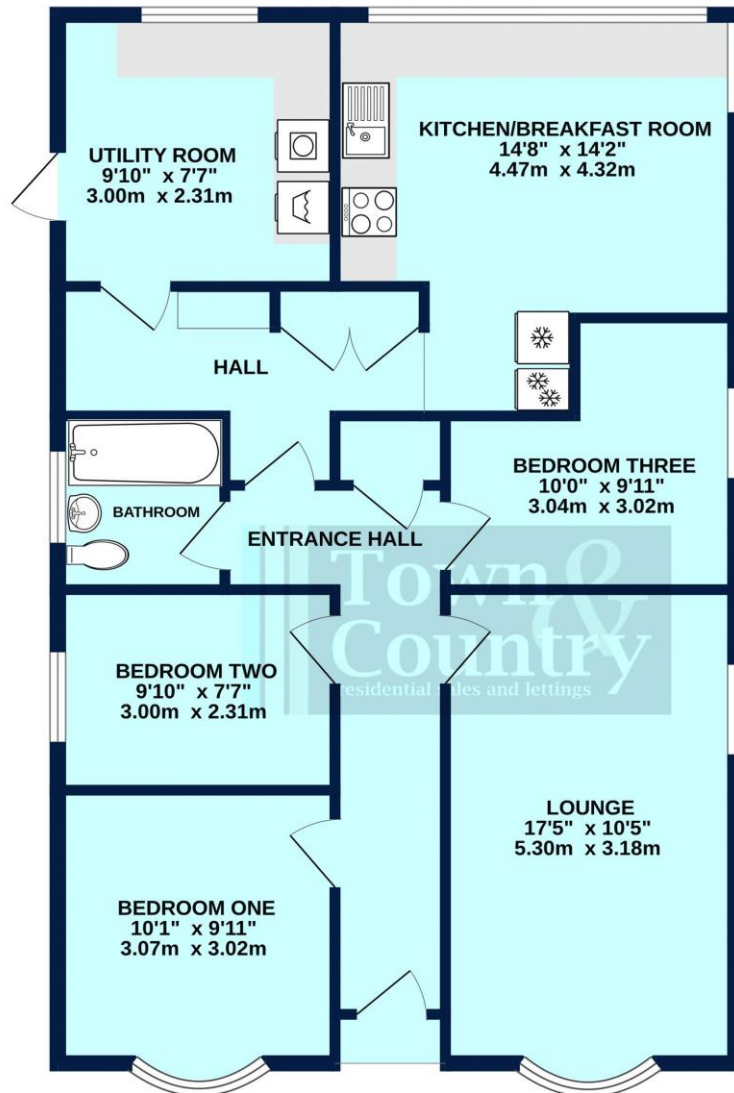
REAR

Paved patio area, laid to lawn, mature shrubs and borders, pond, workshop/shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



939 sq.ft. (87.2 sq.m.) approx.



UPPER PARK ROAD

TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

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