

**Dover Road, Brightlingsea
CO7 0PS
Guide Price £240,000-£250,000
Freehold**





- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOUNGE
- FULL WIDTH CONSERVATORY
- KITCHEN
- SHOWER ROOM
- PRETTY REAR GARDEN
- OFF STREET PARKING
- CUL-DE-SAC POSITION
- EASY WALK TO SCHOOLS AND TOWN CENTRE
- ONE LEVEL LIVING IN A QUIET LOCATION

BUNGALOW ALERT

View this two bedroom semi-detached bungalow which is ready to move into.

Located in a quiet part of town in a cul-de-sac position being close to schools and shops you will find a good sized home with a full width conservatory along the back of the property overlooking the garden, which offers extra living space.

Complete with lounge, kitchen, shower room and a pretty garden, plus off road parking.

A LOVELY HOME ON ONE LEVEL



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

LOUNGE

16' 2" x 9' 9" (4.92m x 2.97m)

KITCHEN

9' 10" x 9' 0" (2.99m x 2.74m)

CONSERVATORY

19' 4" x 5' 5" (5.89m x 1.65m)

BEDROOM ONE

11' 10" x 9' 10" (3.60m x 2.99m)

BEDROOM TWO

9' 10" x 8' 9" (2.99m x 2.66m)

SHOWER ROOM

6' 11" x 5' 7" (2.11m x 1.70m)



AGENT'S NOTES

New Roof done last year – the chimney stack has been taken off.

Fuseboard was changed in the last 2 years.

Driveway for multiple cars.

Loft is boarded.

Boiler in the kitchen.







Floor Plan

Floor area 63.6 sq.m. (685 sq.ft.)

Total floor area: 63.6 sq.m. (685 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk