

**Heathlands, Thorrington
CO7 8JR
£250,000 Freehold**

Town & Country
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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- NO ONWARD CHAIN
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- PERFECT FOR LIGHT MODERNISATION
- FITTED KITCHEN with GARDEN
- SHOWER-ROOM
- GARAGE & OFF ROAD PARKING
- LOVINGLY CARED FOR GARDEN
- GAS CENTRAL HEATING
- QUIET CUL-DE-SAC

**** TWO BEDROOM BUNGALOW ****

Located in a quiet cul-de-sac, this semi-detached bungalow is just waiting for the new owners to fulfil it's potential with some subtle modernising.

The accommodation comprises of a spacious lounge which opens into the conservatory which has garden views, a light and airy kitchen, again with garden views, two double bedrooms and a shower-room.

Outside to the rear of the bungalow the garden, which has been lovingly cared for features a fabulous large garden shed which has been used as the family "snooker room".

To the front there is off road parking with access to the garage. This bungalow stands as an exciting opportunity for buyers looking into properties that provide room for personalisation and creativity.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, carpet flooring, centre light, radiator, storage cupboard, airing cupboard, loft access hatch.

LOUNGE

18' 2" x 11' 10" (5.53m x 3.60m)

Patio doors to rear, carpet flooring, two centre lights, radiator.

CONSERVATORY

16' 0" x 8' 0" (4.87m x 2.44m)

French doors to rear, door to side, windows to side and rear aspects, carpet flooring, radiator.

KITCHEN

11' 8" x 8' 3" (3.55m x 2.51m)

Door to rear, window to side aspect, vinyl flooring, centre light, radiator. Range of wall and base units, stainless steel sink/drain, space for washing machine, gas cooker, fridge, freezer.

BEDROOM ONE

13' 8" x 10' 2" (4.16m x 3.10m)

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

BEDROOM TWO

10' 1" x 10' 0" (3.07m x 3.05m)

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



SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

Obscured window to side aspect, carpet flooring, centre light. Quadrant shower enclosure, vanity unit, low level WC, heated towel rail, partially tiled walls.

EXTERIOR

FRONT

Laid to lawn, paved driveway, garage with power and light, side access to garden.

REAR

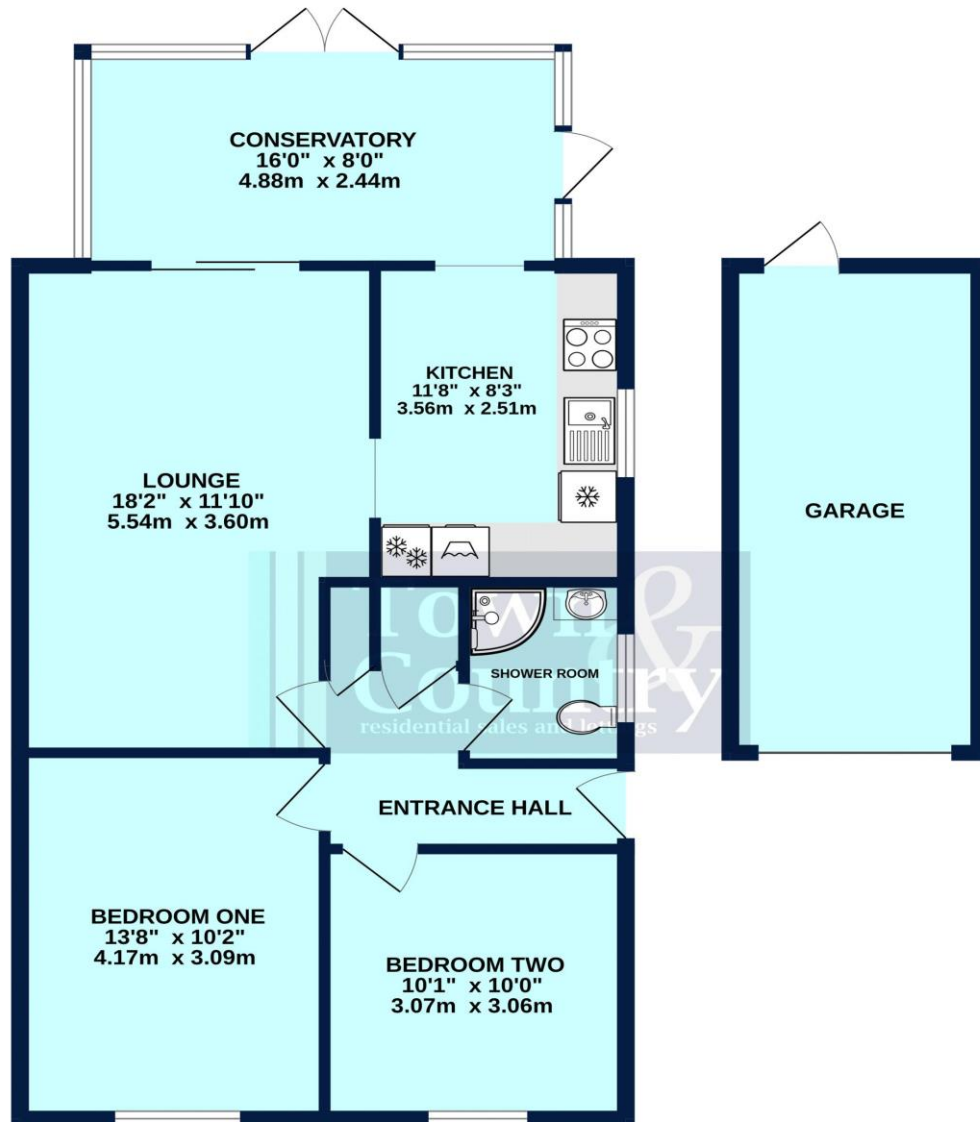
Laid to lawn, patio area, large garden shed currently used as a Snooker Room.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





922 sq.ft. (85.7 sq.m.) approx.



HEATHLANDS

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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