

**Chapel Road, Brightlingsea
CO7 0HD
£254,500 Freehold**





- DETACHED HOUSE - CHAIN FREE
- ESTABLISHED NON-ESTATE
- TWO DOUBLE BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN WITH APPLIANCES
- FOUR PIECE BATHROOM SUITE
- POTENTIAL TO EXTEND (STP)
- WALK TO TOWN AND SCHOOLS
- GENEROUS GARDEN
- GARAGE

CHAIN FREE

A great opportunity to acquire this two bedroom, two reception rooms established detached house located conveniently in a non-estate location, close to schooling and a local main supermarket.

The property (whilst being established) offers most modern everyday conveniences including fitted kitchen with appliances, modern style bathroom, gas to radiator heating, double glazing to most rooms. Two double bedrooms and a generous garden. There is also a garage for convenience.

POTENTIAL TO EXTEND STP - A WELL LOCATED HOME IN A REQUESTED POSITION



The accommodation with approximate room sizes are as follows:

HALL

Double glazed entrance door, stair flight to first floor landing.

LIVING ROOM

12' 2" x 10' 11" (3.71m x 3.32m)

Double glazed Bay window to front elevation, two radiators. Fire surround inset open grate (not tested), wood flooring.

DINING ROOM

12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed windows to rear and side elevations, radiator. Storage cupboard under stairs, wood laminate flooring.

KITCHEN

12' 5" x 8' 4" (3.78m x 2.54m)

Recessed lighting, double glazed to side elevation, double glazed door to side, radiator. One and a quarter bowl sink unit inset to work tops with cupboard under, range of floor standing cupboards drawers and units with adjacent wooden work tops, wall mounted matching cupboards. Tall standing cupboard housing wall mounted gas boiler, integrated Bosch dishwasher, integrated washing machine, integrated Bosch fridge/freezer, four ring Bosch gas hob and integrated electric oven and convector microwave.

BATHROOM

8' 1" x 5' 4" (2.46m x 1.62m)

Double glazed Velux style window to rear elevation, recessed lighting. Low level WC, wash hand basin inset to vanity unit and panelled bath with mixer tap shower attachment. Heated towel radiator and combined radiator, built in shower cubicle with shower unit and folding screen door and extractor fan.



FIRST FLOOR LANDING

Doors to both bedrooms.

FIRST BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to front elevation, radiator. Fire surround, built in wardrobe cupboard.

BEDROOM TWO

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed window to rear elevation, radiator.

FRONT GARDEN

Open plan laid to patterned concrete. Shared access to side and garage.

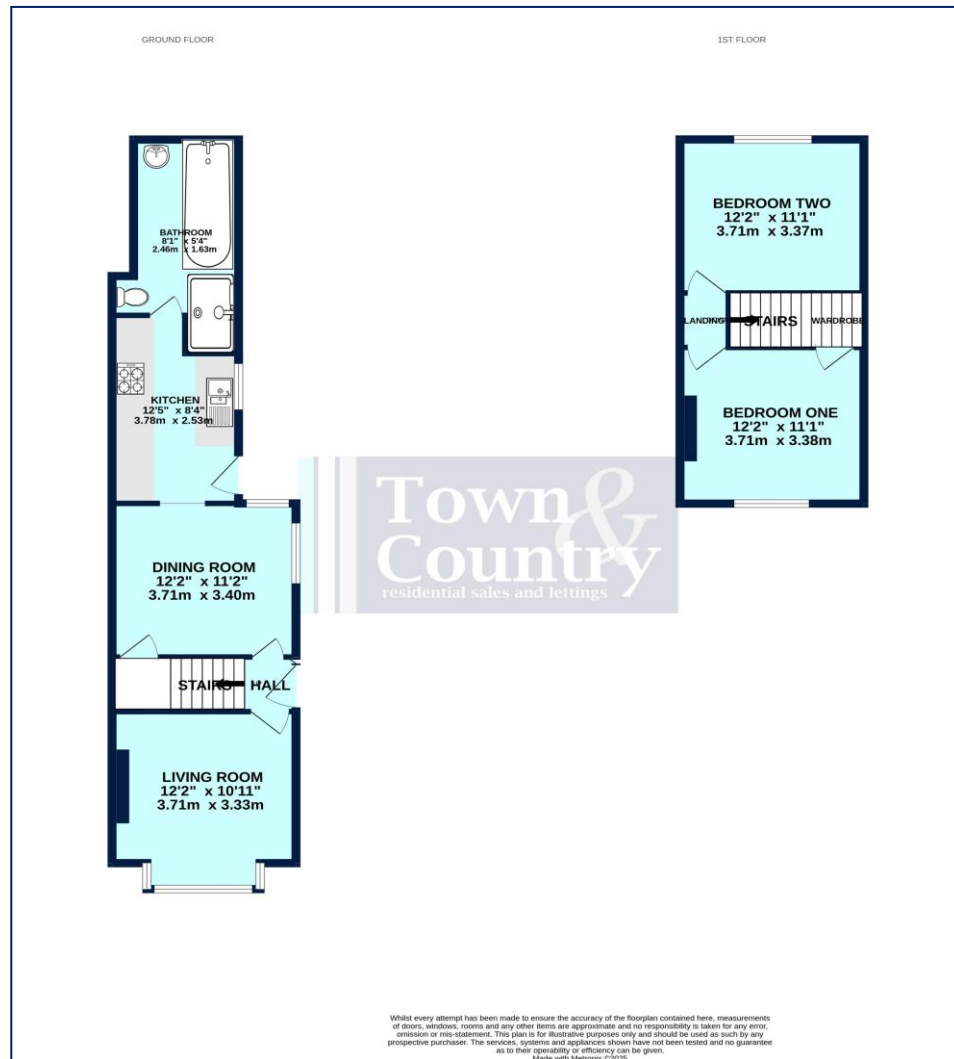
REAR GARDEN

Generous in size, outside water tap, large decked area, further sectional storage building, side pedestrian access and laid mainly to lawn.

GARAGE

Detached with up and over door and window and door to garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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 impression or plans of the property.