

**Beacon Close, Brightlingsea  
CO7 0LF  
Guide Price £235,000-£245,000  
Freehold**

**Town &  
Country**  
residential sales and lettings



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- CHAIN FREE
- TERRACED BUNGALOW
- TWO BEDROOMS
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- GARDEN/UTILITY ROOM
- CONSERVATORY
- CUL-DE-SAC LOCATION
- GARAGE
- DRIVEWAY

**\*\*A RARE OPPORTUNITY TO ACQUIRE THIS CHAIN FREE TWO BEDROOM TERRACE BUNGALOW IN NEED OF A BIT OF LOVE AND ATTENTION\*\***

Nestled in this lovely Cul-de-sac location this rare find is close, not only to the town centre (with its shops and facilities), but also the fantastic Marina with its views across the estuary. The beach and lido are also just a short walk.

As previously mentioned, the property will need some modernisation however, a few modern features such as gas central heating and double glazing are already present.

The well planned accommodation consists of entrance porch, entrance hallway, living room, kitchen, conservatory, two bedrooms (with fitted wardrobe) and bathroom.

Outside there are both front and rear gardens (rear south westerly) and just adjacent to the property a driveway for off road parking and a garage.



The accommodation with approximate room sizes are as follows:

**ENTRANCE PORCH**

6' 0" x 3' 0" (1.83m x 0.91m)

Double glazed entrance door, double glazed windows to three elevations.

**ENTRANCE HALL**

Frosted entrance door. Access to loft space, two built-in storage cupboards, radiator.

**LIVING ROOM**

15' 2" x 11' 4" (4.62m x 3.45m)

Double glazed window to front elevation. Fire surround with inset electric coal effect fire, radiator.

**KITCHEN**

12' 2" x 7' 0" (3.71m x 2.13m)

Double glazed window and door to rear conservatory. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of floor standing cupboards and drawers, wall mounted matching cupboards. Built-in airing cupboard with wall mounted Glow Worm gas boiler. Filter hood over four ring gas hob, electric oven under. Space for washing machine and space for fridge/freezer.

**CONSERVATORY**

13' 4" x 5' 0" (4.06m x 1.52m)

Polycarbonate style roof, double glazed to three elevations. Power and lighting, double glazed patio doors to rear garden.



**BEDROOM ONE**

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to one elevation, fitted wardrobe cupboard, radiator.

**BEDROOM TWO**

11' 6" x 6' 10" (3.50m x 2.08m)

Double glazed window to front elevation, fitted wardrobe cupboard, radiator.

**BATHROOM**

8' 7" x 4' 3" (2.61m x 1.29m)

Double glazed frosted window to rear elevation. Wall mounted downflow electric heater. Wash hand basin with vanity cupboard under, low level WC and shower unit with Aquatronic shower unit and folding screen door tiled splash backs, radiator.

**FRONT GARDEN**

Open plan laid mainly to lawn with pathway to front porch.

**REAR GARDEN**

South westerly facing with paved patio area, raised flower borders and timber shed. (Access to garage via rear walkway).

**GARAGE**

17' 3" x 9' 0" (5.25m x 2.74m)

Access via concrete driveway for approximately two vehicles, up and over door. (There is a separate access route to the side of the garage with direct access to the rear garden)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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