

**Pyefleet Close, Brightlingsea
CO7 0LL
£305,000 Freehold**

Town & Country
residential sales and lettings



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- **POPULAR MANOR DEVELOPMENT**
- **CUL-DE-SAC POSITION**
- **SEMI-DETACHED HOUSE**
- **CHAIN FREE**
- **THREE BEDROOMS**
- **OPEN FIELD VIEWS TO THE REAR**
- **MODERNISATION & REFURBISHMENT REQUIRED**
- **CLOSE TO TOWN, MARINA AND BEACH AREA**
- **GARAGE**
- **OFF ROAD PARKING**

****CHAIN FREE****

A GENEROUSLY SIZED THREE BEDROOM SEMI-DETACHED HOUSE WITH OPEN VIEWS TO THE REAR - SITUATED ON THE POPULAR MANOR DEVELOPMENT

A great opportunity to acquire this home located in this lovely Cul-de-sac position on the fringe of Brightlingsea's town centre, just a short walk to the popular Marina and also the adjacent beach with its popular Lido.

This residence will need a degree of modernisation and refurbishment ideally suiting someone looking to stamp their identity onto what could be a brilliant family abode.

The accommodation is currently set out over two floors with the ground floor consisting of entrance porch, entrance hall/lobby, living room, dining area, conservatory and kitchen. The first floor has three bedrooms, bathroom and also a separate WC.

Outside there is an open plan front garden, driveway, garage and rear garden overlooking fields.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Double glazed entrance door, double glazed window to front elevation and further frosted double glazed door.

ENTRANCE LOBBY

4' 10" x 4' 9" (1.47m x 1.45m)

Staircase to first floor landing, glazed window, radiator.

LIVING ROOM

14' 8" x 13' 0" (4.47m x 3.96m)

Double glazed window to front elevation, storage cupboard under stairs, radiator.

DINING AREA

10' 7" x 8' 10" (3.22m x 2.69m)

Window to rear, panel glazed door to conservatory, radiator.

CONSERVATORY

17' 1" x 6' 9" (5.20m x 2.06m)

Polycarbonate style roof, frosted glazed window to side elevation, double glazed window to rear and side elevations, double glazed French doors to garden and further double glazed door to side.

KITCHEN

10' 6" x 8' 8" (3.20m x 2.64m)

Window to rear conservatory, part glazed door to conservatory. One and a quarter bowl inset sink unit with mixer tap and cupboard under. Floor standing cupboards, tall standing storage unit and wall mounted cupboards. Filter hood over cooker area, space for fridge, space for washing machine, space for tumble dryer and space for cooker. Built-in boiler cupboard housing gas fired boiler, radiator.



FIRST FLOOR LANDING

Access to loft space, built-in airing cupboard, radiator.

BEDROOM ONE

11' 10" x 9' 2" (3.60m x 2.79m)

Double glazed window to rear elevation with views. Double built-in wardrobe cupboard and fitted wardrobe cupboards, radiator.

BEDROOM TWO

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed frosted window to front elevation, built-in double wardrobe cupboard and fitted cupboard, radiator.

BEDROOM THREE

10' 1" x 6' 7" (3.07m x 2.01m)

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

FAMILY BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m)

Double glazed window to rear elevation. Pedestal wash hand basin and panel bath with mixer tap shower and screen, tiled walls, radiator.

WC

5' 5" x 2' 8" (1.65m x 0.81m)

Double glazed frosted window to rear elevation, low level WC and drop light switch.

FRONT GARDEN

Open plan laid to stones and shingle with concrete driveway to side giving access to garage.

GARAGE

17' 1" x 8' 7" (5.20m x 2.61m)

Up and over door, frosted door to garden. Power and lighting connected.

REAR GARDEN

Extending to approximately 32ft, paved area, laid mainly to lawn, timber summer house and open views to rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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