

**Kirkhurst Close, Brightlingsea
CO7 0EY
Guide Price £305,000 to
£315.000 Freehold**

Town & Country
residential sales and lettings





- DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- LIVING ROOM AND DINING AREA
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- AMPLE OFF ROAD PARKING/DRIVEWAY
- GARAGE
- CLOSE TO TOWN CENTRE
- CHAIN FREE

****CHAIN FREE/FABULOUS LOCATION ****

A great opportunity to acquire this generously proportioned three bedroom detached bungalow located in this prime cul-de sac location on the fringe of Brightlingsea's town centre.

The accommodation is set out allowing for lateral living and offers not only the three good sized bedrooms but a separate dining area as well. The property does have gas to radiator heating and double glazing, however the property will need general modernisation/decoration making this ideal for a new owner looking to stamp their identity onto what could be a lovely new home.

The accommodation presently consists of entrance hallway, living room, dining area, kitchen, three good sized bedrooms and a bathroom.

The outside features an open plan front garden with ample off road parking giving access to a garage and rear garden presently block paved for easy maintenance.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

14' 3" x 5' 2" (4.34m x 1.57m)

Double glazed entrance door and matching side window. Wall mounted thermostat, radiator. Access to loft space and built in airing cupboard.

LIVING ROOM

13' 7" x 9' 4" (4.14m x 2.84m)

Double glazed window to front elevation, wall mounted gas fire (not tested), frosted borrow light window to hall. Opening to dining area.

DINING AREA

10' 4" x 7' 8" (3.15m x 2.34m)

Double glazed window front elevation, radiator. Glazed serving hatch to kitchen.

KITCHEN

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed door and double glazed window to side elevation, small block glass window to side. One and a quarter inset sink unit inset to work top with cupboards under. Range of floor standing cupboard drawers and units with adjacent work tops, wall mounted units, filter hood over four ring gas hob, electric oven inset to tall standing storage unit. Space for washing machine, space for fridge and space for freezer.



BEDROOM ONE

11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed window to side elevation, radiator.

BEDROOM TWO

10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window to rear elevation, radiator. Built in wardrobe cupboard with storage space above.

BEDROOM THREE

10' 6" x 10' 5" (3.20m x 3.17m)

Double glazed window to side elevation, radiator.

SHOWER ROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Double glazed frosted window to side elevation, radiator. Low level WC, pedestal wash hand basin, shower cubicle with Triton shower unit and sliding screen door. Tiled walls and tiled floor.

FRONT GARDEN

Open plan with lawned area and block paved driveway providing ample off road parking with access to garage. Side access.

REAR GARDEN

29' 0" x 24' 0" (8.83m x 7.31m)

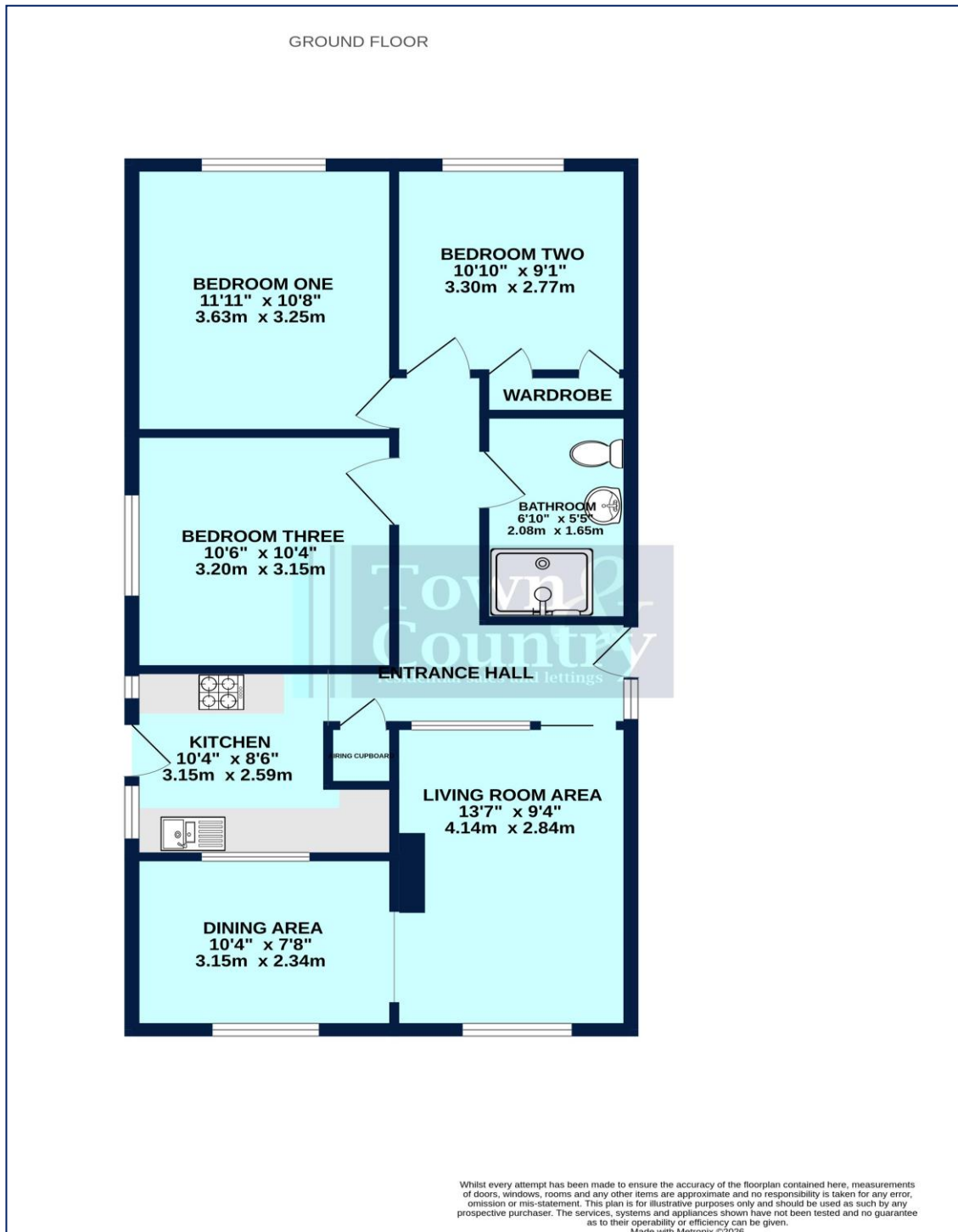
Laid mainly to block paving. Enclosed by panel fencing. Side access to both sides.

GARAGE

Detached with up and over door, power and lighting connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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