

**Cedar Avenue, Brightlingsea
CO7 0JZ
£225,000 Freehold**





- MANOR DEVELOPMENT
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- CHAIN FREE
- MODERNISATION AND REFURBISHMENT REQUIRED

- DOUBLE GLAZING
- 64FT REAR GARDEN
- DRIVEWAY
- GARAGE
- CLOSE TO TOWN CENTRE, MARINA AND LIDO

****CHAIN FREE****

A GREAT OPPORTUNITY TO ACQUIRE THIS TWO BEDROOM SEMI-DETACHED BUNGALOW RIPE FOR RENOVATION AND MODERNISATION

Located on the favoured Manor Development, this property offers one level lateral living space whilst enjoying a convenient location very close to the town centre, Marina, Lido and Brightlingsea's beaches.

As previously mentioned, a degree of improvement will be needed in order to make this a lovely home.

The accommodation comprises of entrance hallway, living room, kitchen, bathroom and two bedrooms.

Outside there is an open plan front garden with off road parking and a garage.

The rear garden is generous and extends to approximately 64ft.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door, built-in storage cupboard, built-in airing cupboard. Access to loft space.

LIVING ROOM

14' 5" x 11' 11" (4.39m x 3.63m)

Double glazed window to front elevation, fire surround with inset coal effect fire (not tested).

KITCHEN

13' 1" x 7' 7" (3.98m x 2.31m)

Double glazed windows and double glazed door to rear garden. Double drainer sink unit with cupboards under. Floor standing cupboards with work surfaces, space for washing machine and space for cooker.

BEDROOM ONE

12' 5" x 9' 4" (3.78m x 2.84m)

Double glazed window to front elevation, electric storage heater and built-in double wardrobe cupboard.

BEDROOM TWO

9' 8" x 7' 2" (2.94m x 2.18m)

Double glazed window to rear elevation, electric storage heater.

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

Double glazed window to rear elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and panel bath with mixer tap shower, tiled splash backs.



FRONT GARDEN

Open plan laid mainly to lawn. Concrete driveway giving access to the garage.

GARAGE

16' 11" x 8' 7" (5.15m x 2.61m)

Brick built with up and over door, power and light connected (not tested).

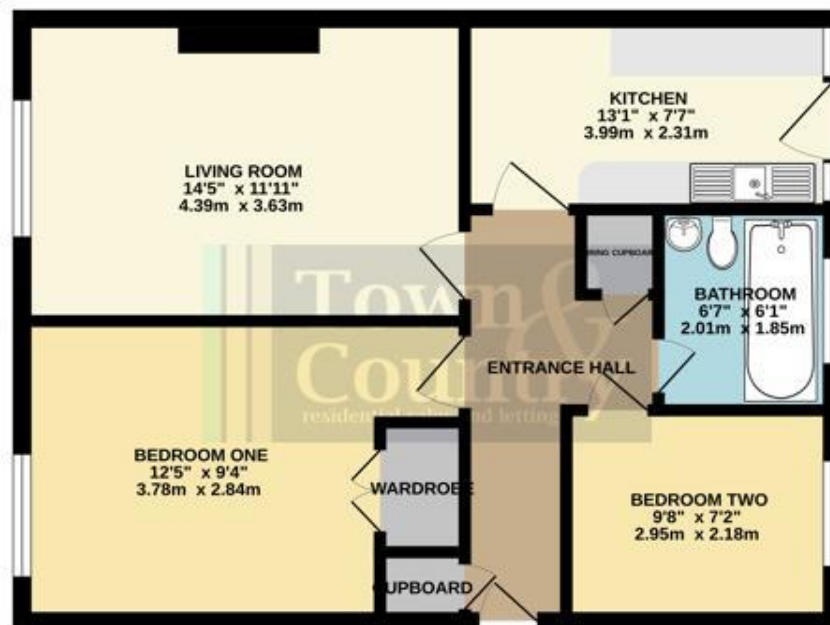
REAR GARDEN

Extending to approximately 64ft. Paved patio area, laid mainly to lawn with flower beds. Timber shed and access to side via wooden gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GROUND FLOOR



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