

Rye Close, Brightlingsea  
CO7 0RA  
£270,000 Freehold





- TWO BEDROOM DETACHED BUNGALOW IN NEED OF UPDATING
- CORNER PLOT
- CUL-DE-SAC POSITION
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM & LARGE UTILITY/OUTHOUSE
- GARAGE AND OFF ROAD PARKING
- WRAP AROUND GARDEN
- FEW MINUTE'S DRIVE TO THE WATERFRONT AND SHOPS
- HUGE POTENTIAL
- NO ONWARD CHAIN

#### DETACHED TWO BEDROOM BUNGALOW IN NEED OF UPDATING

Located on a corner plot in a popular cul-de-sac position in the cinque Port Town of Brightlingsea, just a few minutes drive to the Waterfront, Town Centre shops and eateries.

Excellent road links are within easy reach as is Great Bentley, Alresford and Wivenhoe Train Stations with links to London Liverpool Street.

LOTS OF POTENTIAL

Offered for sale with NO CHAIN



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE HALL**

Entrance door, carpet flooring, centre light, electric heater. Loft access.

**LOUNGE/DINER**

15' 11" x 11' 11" (4.85m x 3.63m)

Window to front aspect, carpet flooring, fireplace inset electric fire, electric heater.

**KITCHEN/BREAKFAST ROOM**

14' 0" x 9' 5" (4.26m x 2.87m)

Range of base, drawer and eye level units with work surface over, stainless steel sink and drainer unit. Space for cooker and fridge. Window to rear aspect, centre light. Airing cupboard. Door to Utility Room.

**UTILITY ROOM**

21' 9" x 5' 7" (6.62m x 1.70m)

Doors to garden and front, tiled flooring, wall mounted light. Space for washing machine and tumble dryer. Door to garage.

**BEDROOM ONE**

11' 10" x 11' 10" (3.60m x 3.60m)

Windows to front and side aspects, carpet flooring, centre light, electric heater.

**BEDROOM TWO**

11' 10" x 9' 5" (3.60m x 2.87m)

Window to side and rear aspects, centre light, electric heater.



#### **SHOWER ROOM**

8' 4" x 5' 4" (2.54m x 1.62m)

Walk-in shower cubicle with electric shower, vanity sink unit and low level WC. Two windows to rear aspect, tiled flooring, inset spot lights, heated towel rail, tiled walls.

#### **EXTERIOR**

##### **FRONT**

Mature and well maintained front garden. Pathway leading to entrance door. Driveway providing off street parking and leading to garage with up and over door with courtesy door to utility room.

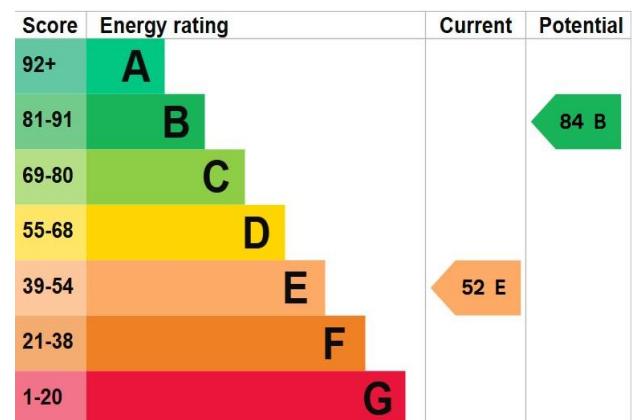
##### **REAR**

Commencing with paved patio, established rear garden with lawn area with flower and shrub borders, trees.

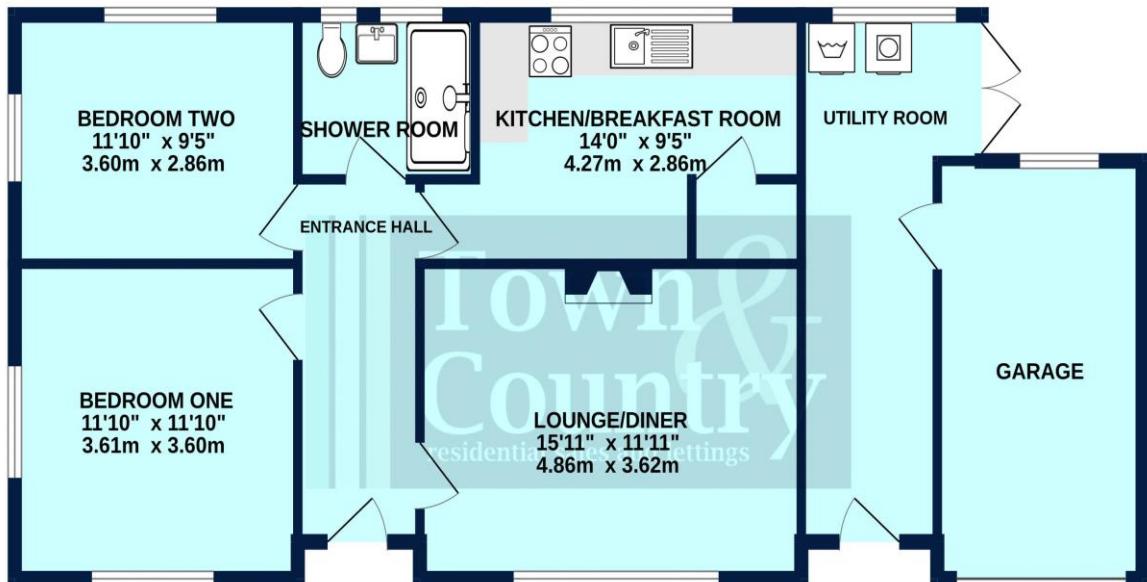
#### **AGENT'S NOTES**

The Vendor has informed us that there is a gas supply to the property.





946 sq.ft. (87.9 sq.m.) approx.



RYE CLOSE

TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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