

Chapel Road, Brightlingsea  
 CO7 0HD  
 £245,000 Freehold



CHAPEL ROAD  
 TOTAL FLOOR AREA: 1,030 sq ft (95.7 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floor plan and dimensions, Town & Country Residential Sales and Lettings does not accept any liability for errors or omissions. Measurements of floor, window, door and other openings are approximate and not necessarily taken to the centre of the opening. The plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The actual area and layout may vary from the plan as shown.



- **RENOVATION OPPORTUNITY - PARTLY REFURBISHED**
- **TWO BEDROOM SEMI-DETACHED HOUSE IN NEED OF COMPLETION**
- **NON-ESTATE LOCATION WITH PARKING**

- **LOUNGE**
- **CONSERVATORY**
- **LOFT ROOM**
- **GOOD SIZED REAR GARDEN & OFF ROAD PARKING**
- **BLOCK VIEWINGS NOW BEING SCHEDULED**

\*\*\*\*\*RENOVATION OPPORTUNITY\*\*\*\*\*

PARTLY REFURBISHED TWO BEDROOM SEMI-DETACHED HOUSE IN A NON-ESTATE LOCATION WITH GARAGE, WORKSHOP, NUMEROUS GARDEN SHEDS AND OFF ROAD PARKING

An opportunity to acquire a sizeable home just minutes to the Town Centre, Schools and Beachfront. Highlights include new gas central heating, fabulous garden, with an allotment area to the rear complete with mature fruit trees.



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL**

**LOUNGE**

15' 8" x 12' 0" (4.77m x 3.65m)

**KITCHEN/BREAKFAST ROOM**

15' 5" x 10' 7" (4.70m x 3.22m)

**CONSERVATORY**

10' 10" x 10' 0" (3.30m x 3.05m)

**GROUND FLOOR W.C**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' 0" x 12' 0" (3.96m x 3.65m)

**BEDROOM TWO**

10' 8" x 10' 0" (3.25m x 3.05m)

**BATHROOM**

**LOFT ROOM**

**EXTERIOR**

**FRONT**

Block paved providing parking for 2/3 vehicles. Driveways to side and access to rear via gates.

**REAR**

Extensive lawn with patio. Numerous sheds to remain.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's