

**Dover Road, Brightlingsea  
CO7 0PU  
Guide Price £235,000 to £240,000  
Freehold**







- CHAIN FREE
- MODERNISATION REQUIRED
- TWO BEDROOMS
- 17FT LIVING ROOM
- CONSERVATORY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- DRIVEWAY
- ACCESS TO TOWN, MARINA AND LIDO/BEACH

**\*\* ONE LEVEL LIVING/CHAIN FREE\*\***

A great opportunity to acquire this two bedroom semi-detached bungalow (was originally a three bedroom), located in an established road on the fringe of Brightlingsea's town centre, with its wealth of shops, stores, restaurants and schooling. The Marina and Lido are also close by.

This property will require modernisation in certain areas, however some modern features including double glazing and gas central heating are already in place. The residence will ideally suit a buyer looking to stamp their own personal identity onto a blank canvas.

Other features include ample off road parking, a conservatory and well planned light and airy accommodation. The property comprises of entrance hall, 17'3 living room, kitchen, conservatory, two bedrooms and a bathroom.

The outside consists of an open plan front garden, good sized driveway for parking, garage and rear garden with side access.



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALL

Double glazed frosted entrance door, double glazed window to front elevation. Access to loft space, radiator.

#### LIVING ROOM

17' 3" x 11' 6" (5.25m x 3.50m)

Fire surround with inset coal effect fire. Two double glazed windows and double glazed door to conservatory, two radiators.

#### CONSERVATORY

9' 1" x 7' 6" (2.77m x 2.28m)

Polycarbonate style roof, power, radiator. Double glazed windows to two elevations and double glazed door to garden.

#### KITCHEN

11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed windows to side and rear elevations, double glazed door to side, radiator. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of floor standing cupboards and units with adjacent work tops and wall mounted cupboards. Space for washing machine, filter hood with space for cooker under and space for fridge/freezer. Built-in pantry cupboard with window to side elevation.



### **BEDROOM ONE**

15' 6" x 10' 0" (4.72m x 3.05m)

Double glazed window to front and side elevations, radiator.

### **BEDROOM TWO**

14' 8" x 9' 10" (4.47m x 2.99m)

Window to front elevation, radiator.

### **BATHROOM**

8' 7" x 6' 8" (2.61m x 2.03m)

Double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap shower spray. Built-in boiler cupboard housing wall mounted Glow Worm gas boiler. Radiator.

### **FRONT GARDEN**

Open plan, laid mainly to stones and shingle. Concrete driveway with ample off road parking and leading to garage.

### **GARAGE**

Up and over door, power and lighting. Personal door to garden.

### **REAR GARDEN**

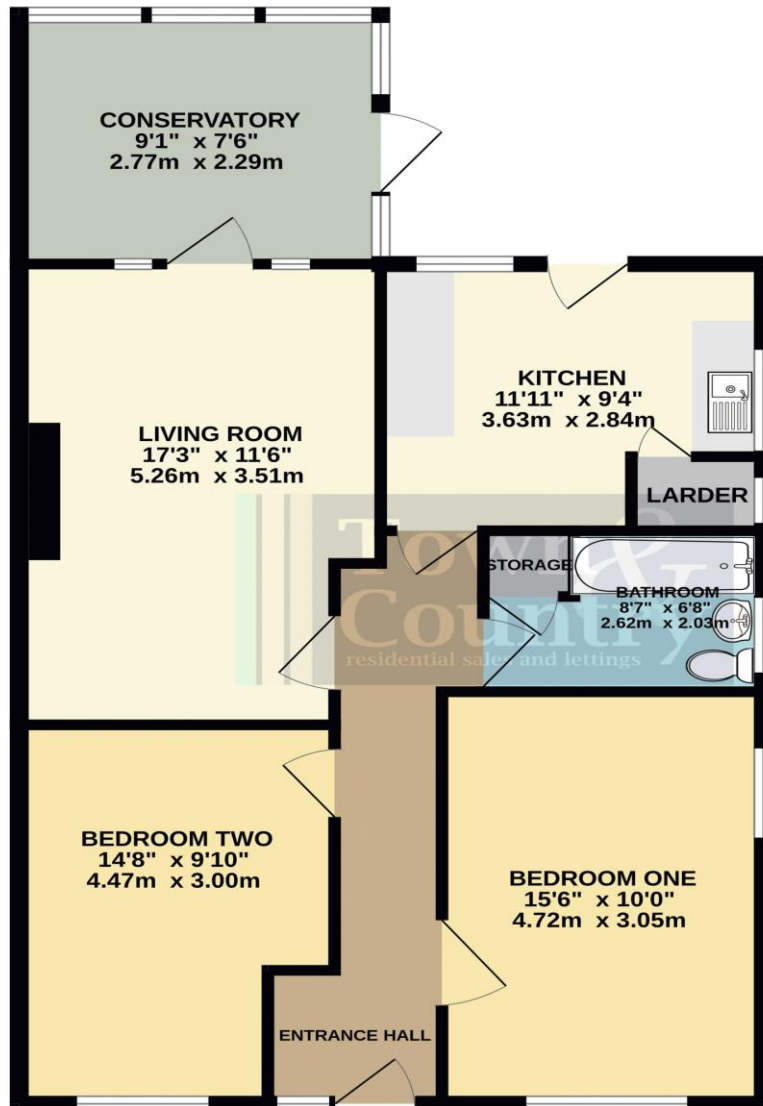
Laid mainly to lawn. Paved patio area, flower beds and borders. Aluminium greenhouse. Side access.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## GROUND FLOOR



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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