

**Cinque Port Road, Brightlingsea,  
CO7 0PX  
£240,000 Freehold**





- CHAIN FREE
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- MODERNISATION REQUIRED
- WALKING DISTANCE TO TOWN CENTRE
- FITTED WARDROBES
- DRIVEWAY WITH AMPLE OFF ROAD PARKING

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

A great opportunity to acquire this two bedroom semi-detached bungalow 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 which comprises of recessed storm porch, entrance hall, 15'11 living room, kitchen, conservatory, two bedrooms and a bathroom.

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





The accommodation with approximate room sizes are as follows:

#### **STORM PORCH**

Glazed entrance door.

#### **ENTRANCE HALLWAY**

Built-in storage cupboard and built-in linen cupboard with radiator. Access to loft space, radiator.

#### **LIVING ROOM**

15' 11" x 9' 10" (4.85m x 2.99m)

Double glazed window to rear elevation, radiator.

#### **KITCHEN**

9' 10" x 8' 10" (2.99m x 2.69m)

Double glazed window to side elevation, double glazed window to rear conservatory, double glazed door to conservatory, radiator. Stainless steel single drainer sink unit with cupboards under, a range of wall mounted cupboards. Space for cooker, space for washing machine, space for fridge, space for freezer. Built-in airing cupboard.

#### **CONSERVATORY**

11' 4" x 9' 9" (3.45m x 2.97m)

Polycarbonate style roof, double glazed windows to three elevations, double glazed door to garden, water tap.



### **BEDROOM ONE**

12' 0" x 9' 11" (3.65m x 3.02m)

Double glazed window to front elevation, double built-in wardrobe cupboard, radiator.

### **BEDROOM TWO**

10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed window to front elevation, radiator. Wardrobe cupboard and high level storage unit with inset lighting.

### **BATHROOM**

6' 8" x 5' 6" (2.03m x 1.68m)

Double glazed window to side elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap, Triton shower unit over bath. Heated towel radiator, tiled splash backs.

### **FRONT GARDEN**

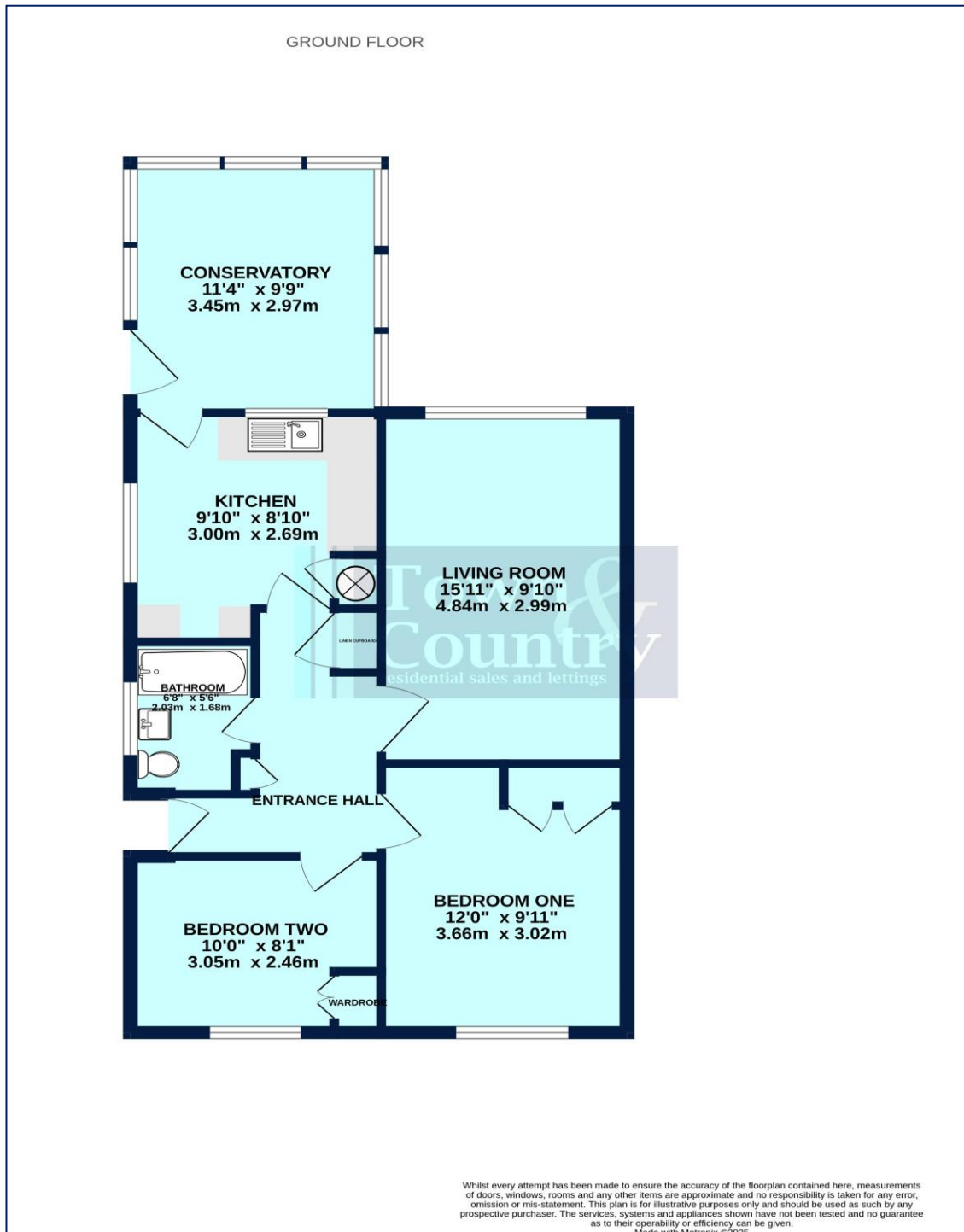
Open plan, laid mainly to lawn. Driveway providing ample off road parking.

### **REAR GARDEN**

Paved patio areas, lawned areas, flower beds and borders. Side access via wooden gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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