

**Regent Road, Brightlingsea  
CO7 0NW  
Guide Price £270,000 - £280,000  
Freehold**

**Town & Country**  
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- NON ESTATE LOCATION
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- 17FT FITTED KITCHEN/DINER
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- FIRST FLOOR MODERN BATHROOM
- NO ONWARD CHAIN
- GENEROUS GARDEN
- OFF ROAD PARKING

#### NO ONWARD CHAIN

An excellent opportunity to acquire this three bedroom established semi-detached house located in a non estate location.

This well proportioned family home has been owned by the present owner for approximately eighteen years and in that time has undergone modernisation.

The property benefits from many features including fitted 17ft kitchen/diner, addition of entrance porch, gas to radiator heating, double glazing, modern bathroom suite and French doors to the rear garden.

The property has excellent off road parking and a generous rear garden.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

5' 8" x 3' 6" (1.73m x 1.07m)

Double glazed entrance door and double glazed window. Wood laminate flooring and further double glazed door to:

#### **ENTRANCE HALLWAY**

11' 4" x 6' 4" (3.45m x 1.93m)

Stair flight to first floor landing, storage cupboard under stairs. Wood laminate flooring, radiator.

#### **LIVING ROOM**

12' 8" x 11' 4" (3.86m x 3.45m)

Double glazed window to front elevation, log burner set into alcove. Wood laminate flooring, wall mounted feature radiator.

#### **KITCHEN/DINER**

17' 0" x 9' 5" (5.18m x 2.87m)

Double glazed window to rear elevation, feature wall radiator, double glazed French doors to garden. One and a quarter bowl inset sink unit with mixer tap inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Integrated dishwasher, Bosch filter hood over Bosch induction hob, Twin inset Bosch ovens (one convector microwave) inset Bosch coffee machine, all inset to tall standing units. Built in larder style unit housing wall mounted Vaillant gas boiler and tiled flooring.



### **FIRST FLOOR LANDING**

Access to loft space with loft ladder.

### **BEDROOM ONE**

11' 10" to wardrobe x 8' 5" to wardrobe (3.60m x 2.56m)

Double glazed window to front elevation, built in wardrobe cupboard, radiator. Built in airing cupboard with hot water cylinder.

### **BEDROOM TWO**

13' 1" x 9' 0" (3.98m x 2.74m)

Double glazed window to rear elevation, radiator.

### **BEDROOM THREE**

8' 7" x 8' 6" (2.61m x 2.59m)

Double glazed window to front elevation, radiator.

### **FAMILY BATHROOM**

8' 9" x 5' 7" (2.66m x 1.70m)

Double glazed frosted window to rear elevation, radiator. Wash hand basin with vanity cupboard under and mixer tap, low level WC and 'P' shape bath with mixer tap, shower to wall and screen. Extractor fan, tiled splash backs, tiled flooring.

### **FRONT GARDEN**

Laid mainly to block paving for off road parking and side pedestrian access.

### **REAR GARDEN**

Block paved patio area, laid mainly to lawn and fencing.

**UTILITY/CLOAKS UNIT**

9' 4" x 5' 1" (2.84m x 1.55m)

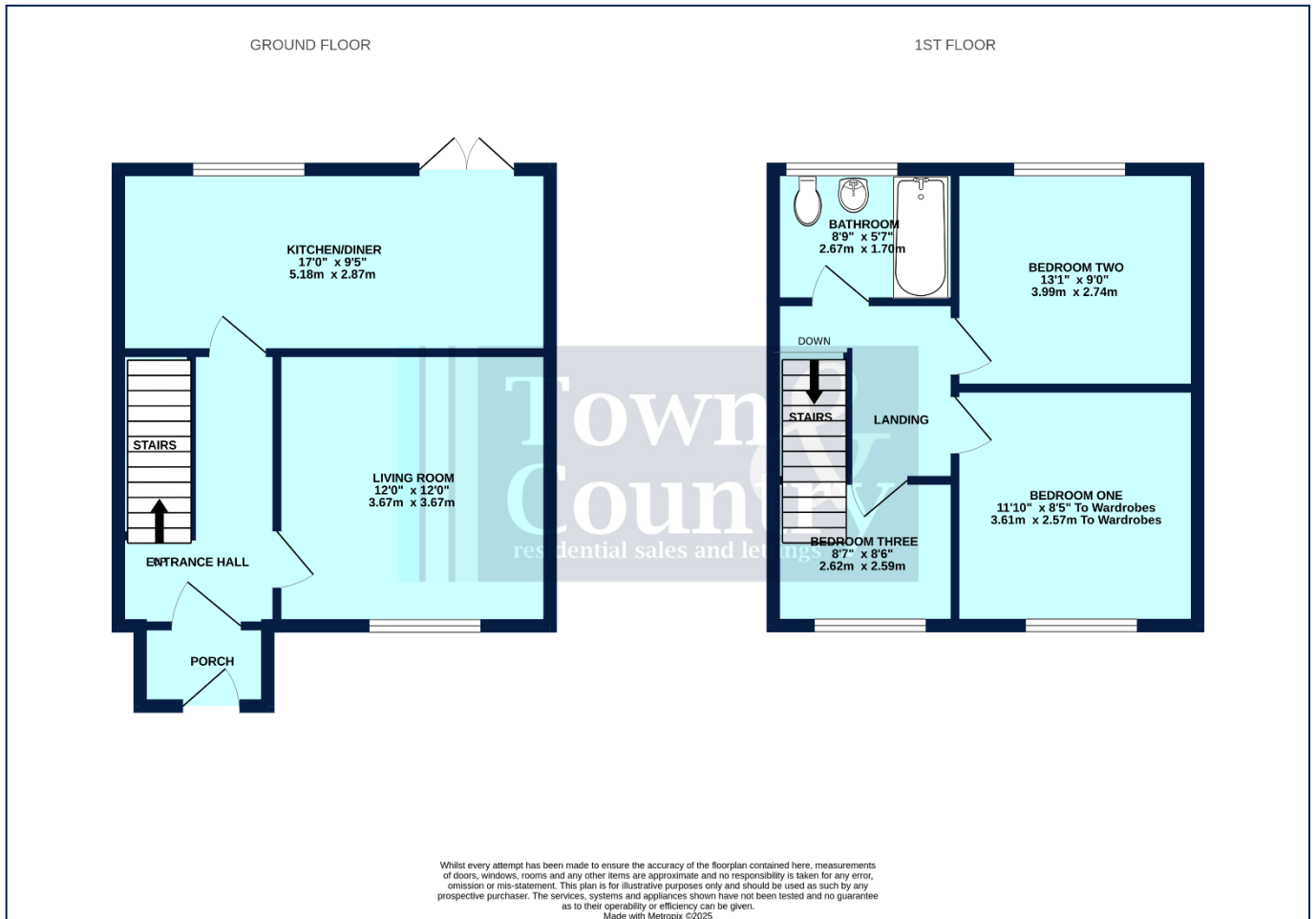
Double glazed frosted entrance door, low level WC, pedestal wash hand basin, plumbing for washing machine. (tumble dryer can be stacked on top of a machine)

**GARDEN ROOM**

13' 3" x 7' 5" (4.04m x 2.26m)

Two double glazed windows and double glazed French doors to garden, power and lighting, wood laminate flooring.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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