



- Semi Detached Bungalow
- Two Bedrooms
- Potential Off Road Parking
- Walking Distance Of Town Centre
- Sought After Location
- Gas Central Heating & Double Glazing
- Two Reception Rooms
- Viewing Advised

1 Beaumont Avenue, Brightlingsea, Colchester, Essex. CO7 0NG.

A delightful extended two bedroom bungalow. This semi detached bungalow has previously benefited from a rear extension creating an extra reception room. Highlights also include fitted shower room, kitchen which is located to the rear of the property looking out onto the garden, living room and two bedrooms. The property has potential for off road parking as a drop curb is also already in situ. Situated in a cul-de-sac location within walking distance to the popular Hurst Green and High Street along public transport. Early viewings highly advised to avoid disappointment.



Property Details.

Living Accommodation

Entrance Hall

UPVC door to side, loft access, storage cupboard, doors leading to:

Bedroom One



13' 0" x 11' 2" (3.96m x 3.40m) Double glazed window to front, radiator.

Bedroom Two



10' 01" x 9' 4" (3.07m x 2.84m) Double glazed window to front, radiator.

Lounge



15' 5" x 10' 01" (4.70m x 3.07m) Double glazed French doors to rear, radiator.

Dining Room

10' 5" x 8' 4" (3.17m x 2.54m) Double glazed patio doors to side, window to rear.

Property Details.

Kitchen



10' 5" x 8' 11" (3.17m x 2.72m) Double glazed door and window to rear, tiled floor and walls, fitted kitchen units, laminates worktop, range of wall and base units, space for fridge/ freezer, dish washer and washing machine,.

Bathroom



6' 08" x 4' 5" (2.03m x 1.35m) Double glazed obscure window to side, tiled walls, inset spot lights, towel rail, low level WC, shower enclosure, vanity unit.

Rear Garden

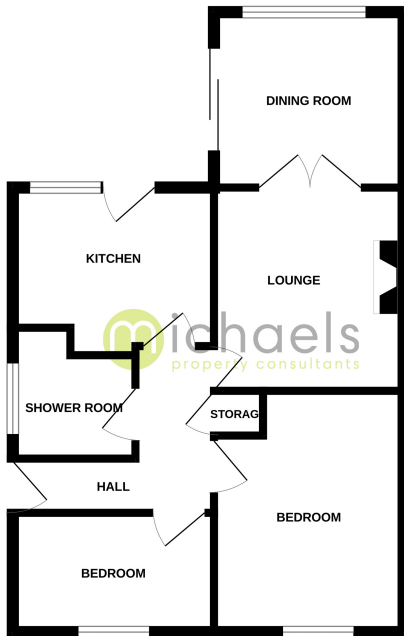


The garden is mainly laid to lawn with patio area, shed which is to remain, all enclosed by fencing.

Property Details.

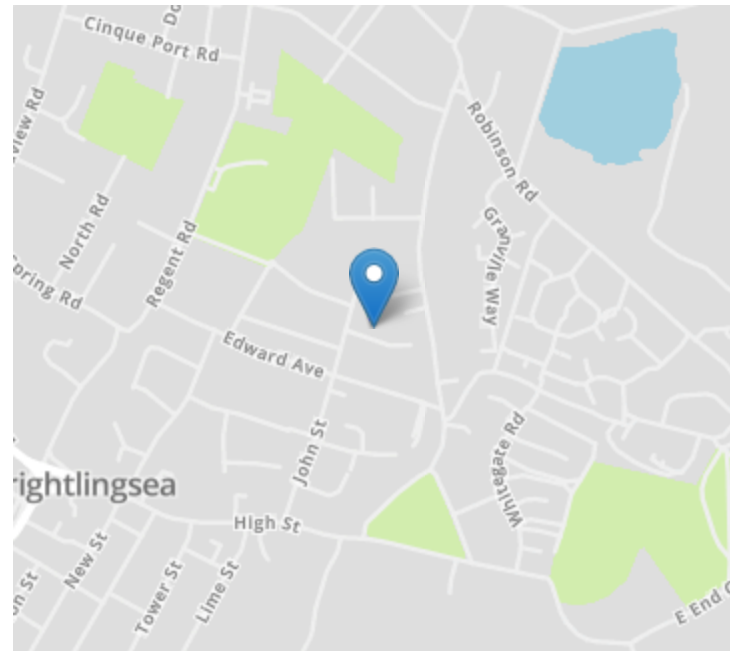
Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.