



- Semi Detached Bungalow
- Two Bedrooms
- Garage & Small Parking Space
- Enclosed Rear Garden
- Conservatory
- Walking Distance of The Waterside Marina & Town Centre
- Nearby To Public Transport
- No Onward Chain

3 Margarets Close, Brightlingsea, Colchester, Essex. CO7 0PA.

Ideally positioned within walking distance of Brightlingsea High Street is this two bedroom semi detached bungalow. Highlights include spacious living room, recently upgraded wet room, fitted wardrobes to the main bedroom, conservatory, garage, off road parking for a small vehicle, double glazing and gas central heating. Offered for sale with no onward chain.



Property Details.

Living Room

Entrance Hall

UPVC front door, loft access, doors leading to:

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m) Window to rear, radiator, modern handleless kitchen including a range of wall and base units, laminate worktop, tiled splash back, inset stainless steel sink, oven, hob, over head fan, space for washing machine.

Living Room



14' 5" x 11' 0" (4.39m x 3.35m) Double glazed window to front, radiator, fireplace opening.

Conservatory



17' 11" x 8' 3" (5.46m x 2.51m) Double glazed windows to rear and sides, patio door to side, radiator.

Wet Room



6' 3" x 5' 08" (1.91 m x 1.73m) Obscure window to side, wet room flooring with soak away, walk in shower enclosure, WC, wall hung vanity unit, towel rail, tiled walls.

Property Details.

Bedroom



9' 7" x 8' 08" (2.92m x 2.64m) Double glazed patio to rear, radiator, fitted wardrobe.

Bedroom



12' 3" x 10' 6" (3.73m x 3.20m) Double glazed window to front, radiator.

Outside

Rear Garden



A well maintained rear garden, mainly laid to lawn, patio area, power supply, retained fencing.

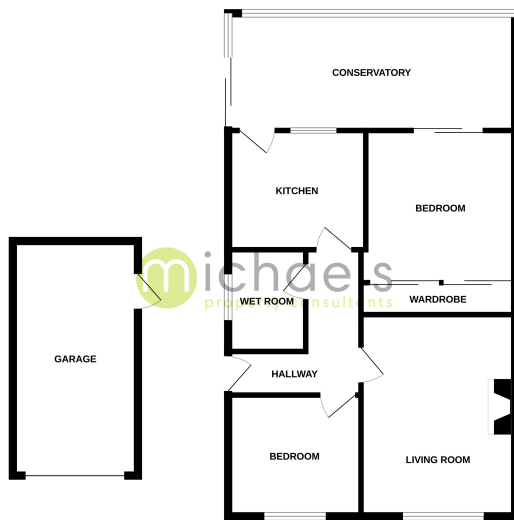
Garage and Parking

Detached garage with personal door to side, power and light, garage door to front and small parking space in front.

Property Details.

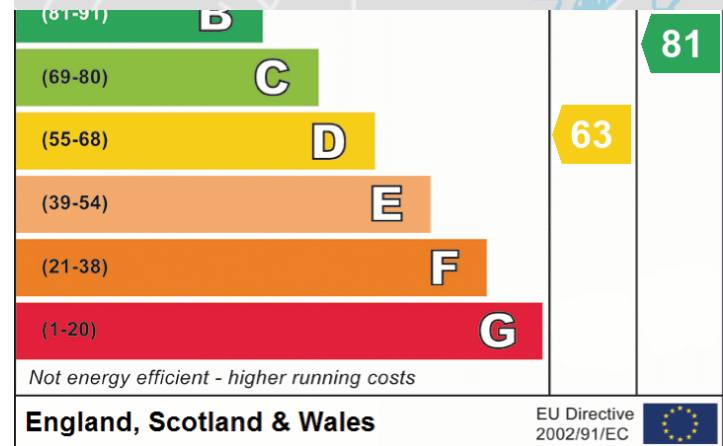
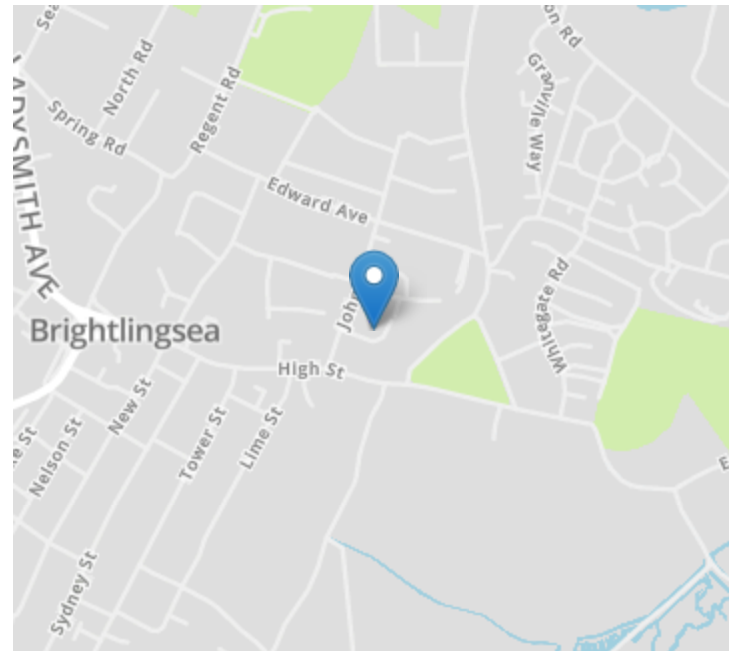
Floorplans

GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, heights and other data are approximate and do not constitute a contract for any particular purpose. This notice, however, does not constitute an offer and is not intended to be used as such by any person. It is provided for information only and should be used as a guide only.
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Location



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.