



- Chain Free Sale
- Wonderful Plot
- Detached Bungalow
- Garage And Parking
- In Need Of Modernisation
- Plenty Of Potential

**60 Red Barn Road, Brightlingsea,  
Colchester, Essex. CO7 0SJ.**

Offered with no onward chain is this detached bungalow sitting in a wonderful plot and offering plenty of potential. In need of modernisation this two bedroom home also offers bathroom, living room, kitchen, garage, excellent gardens and ample parking. Situated within easy reach of good local amenities, schools, bus routes and simple access to Brightlingsea town. Please call to view



# Property Details.

## All Accommodation On One Level

### Entrance Hall

Radiator, loft access and doors to.

### Lounge



15' 10" x 12' 0" (4.83m x 3.66m) Window to front, radiator, gas fire place, radiator.

### Kitchen/Diner



15' 5" x 9' 2" (4.70m x 2.79m) Windows to rear and side, door to rear, radiator, fitted cupboards and worktops, fitted sink, spaces for appliances, fitted cupboard.

### Bedroom



12' 5" x 11' 0" (3.78m x 3.35m) Window to rear, radiator, fitted cupboards.

### Bedroom



11' 1" x 9' 6" (3.38m x 2.90m) Window to front, radiator.

# Property Details.

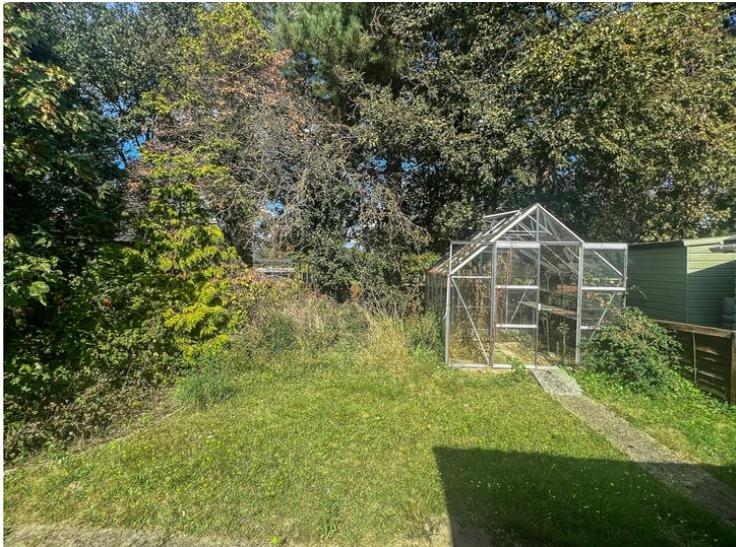
## Bathroom



Obscure window to side, radiator, WC, wash hand basin, mobility shower.

## Outside

### Rear Garden



A generous garden with mature trees, shrubs and plants, patio area, greenhouse, gated side access, enclosed by fencing, access to garage.

## Garage



Detached brick built garage with up and over door to front.

### Front Garden and Parking

Front garden is mature with various shrubs and plants, driveway to side.

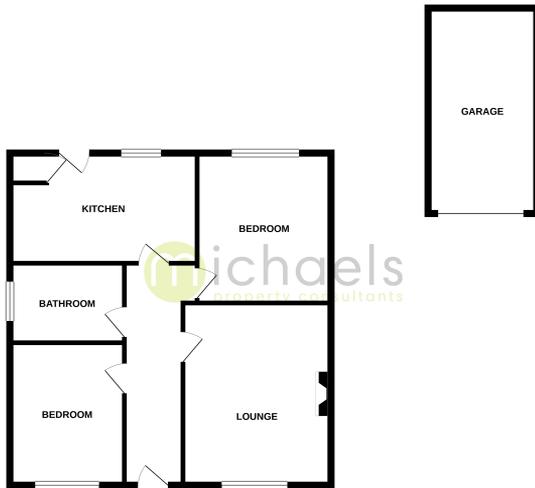
### Agents Note

This property has been recently rewired.

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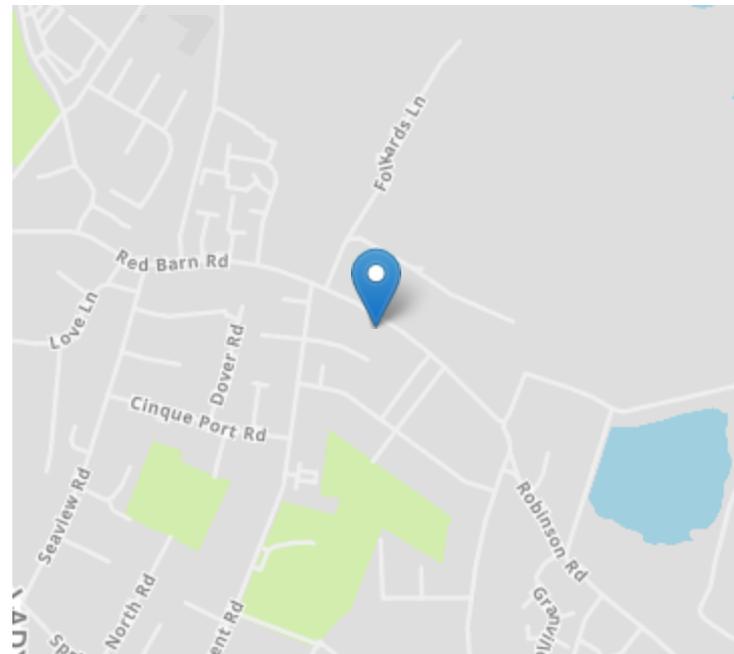
## Floorplans

GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.  
Measurements are taken to the face of the walls and are approximate. They are not intended to be used as a basis for any legal proceedings. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed.

## 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.