



- Detached House
- Requires Full Refurbishment
- No Onward Chain
- Off Road Parking
- Potential To Extend (STP)
- Three Reception Rooms
- 170ft Rear Garden
- Four Bedrooms

76 Church Road, Brightlingsea, Colchester, Essex. CO7 0JF.

A substantial plot offering approx. 170ft rear garden, along with a detached four bedroom home requiring refurbishment. Positioned within easy reach of the waterfront, Town Centre and local amenities within Brightlingsea. This property is offering great potential to the next owner. Currently offering, three reception rooms, kitchen, ground floor bathroom, first floor WC and four bedrooms, along with an excellent outside space including driveway. Offered for sale with no onward chain. Guide price £350,000- £360,000.



Property Details.

Ground Floor

Entrance Porch

UPVC door, windows to side.

Hallway

Stairs to first floor and doors leading to:

Lounge



24' " x 9' 11" Double glazed window to side and front, French doors to rear, two radiators, understairs storage.

Dining Room



12' 02" x 12' 03" (3.71m x 3.73m) Double glazed window to front.

Kitchen



11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to rear, radiator, range of wall and base unit, tiled splash back, laminate worktop, stainless steel sink with left hand drainer, gas hob, space for oven, washing machine, dish washer and fridge.

Reception Room



15' 10" x 9' 3" (4.83m x 2.82m) Double glazed window to side and patio doors to rear.

First Floor

Landing

Loft access, doors leading to:

Property Details.

Bedroom One



12' 03" x 12' 0" (3.73m x 3.66m) Double glazed window to front, storage cupboard with window, radiator..

Bedroom Two



12' 0" x 9' 11" (3.66m x 3.02m) Double glazed window to rear, radiator.

Bedroom Three



11' 9" x 8' 6" (3.58m x 2.59m) Double glazed window to rear, radiator.

Bedroom Four

11' 3" x 8' 4" (3.43m x 2.54m) Double glazed window to front, fitted storage.

WC

Window to rear, WC and wash hand basin.

Outside

Off Road Parking



Ample off road parking via the side off the property.

Rear Garden

A substantial rear garden at approx 170ft long subject to survey, mainly laid to lawn, patio area and garden shed.

