




- Chain Free Sale
- Detached Bungalow
- Two Double Bedrooms
- Open Fireplace
- Charm and Character
- Office/Store
- Garden Room
- Off Road Parking
- Generous Garden
- Offering Fantastic Potential

### 47 Church Road, Brightlingsea, Colchester, Essex. CO7 0JF.

A charming detached bungalow offering excellent potential to extend or enjoy this versatile property as it currently is. This two bedroom detached bungalow requiring updating is positioned with the popular road of Church Road within the waterfront town of Brightlingsea. Property highlights include two double bedrooms, lounge, kitchen/breakfast room, garden room, utility area, home office, family bathroom, along with a generous west facing rear garden with summer house and off road parking. Call the sales team today to arrange your viewing.

Call to view 01206 820999 





# Property Details.

## all accommodation on one level

### Entrance Hall

Wood effect flooring, fitted cupboard radiator and doors to.

### Living Room



16' 2" x 12' 5" (4.93m x 3.78m) (into bay) Bay window to side, window to front, open fireplace with tiled surround, wood effect floor, radiator.

### Kitchen



12' 6" x 12' 3" (3.81m x 3.73m) Windows to side and rear, door to lobby, wood effect floor, a range of units and drawers with worktops over, inset sink and drainer, space for range cooker, matching eye level units, radiator.

### Bedroom



15' 11" x 12' 0" (4.85m x 3.66m) (into bay) Bay window to front, wood effect flooring, radiator.

### Bedroom



12' 8" x 11' 0" (3.86m x 3.35m) Window to rear, wood effect flooring, radiator.



# Property Details.

## Office/ Pantry



7' 0" x 4' 0" (2.13m x 1.22m) Currently used as a nursery with window to rear.

## Bathroom



Obscure window to side, panel bath with shower attachment, close coupled WC, wash hand basin, wood effect floor, radiator, tiled splashbacks.

## Rear Lobby

With door to garden and open to:

## Utility Cupboard

With space and plumbing for washing machine and tumble dryer.

## Garden Room



13' 3" x 6' 10" (4.04m x 2.08m) Brick plinth with Upvc construction.

## Outside

### Rear Garden



A good sized garden mainly laid to lawn with hard standing and patio areas, various shrubs and plants, ample outbuildings and sheds to include a log cabin with power and light connected perfect for working from home.

### Front garden

Retained by fencing with various shrubs and plants.

### Parking

Off road parking with hard standing area.

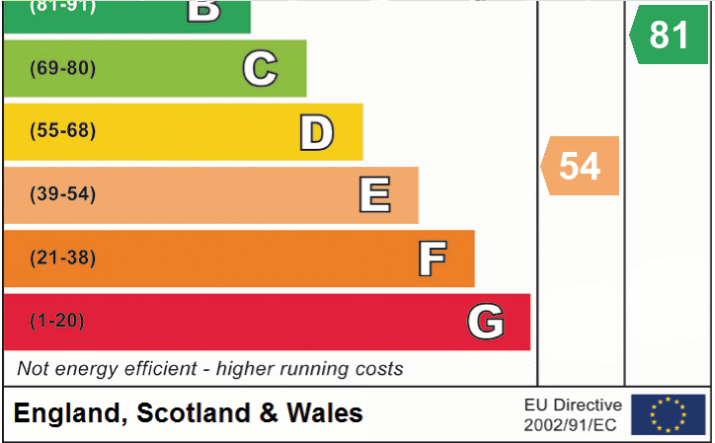
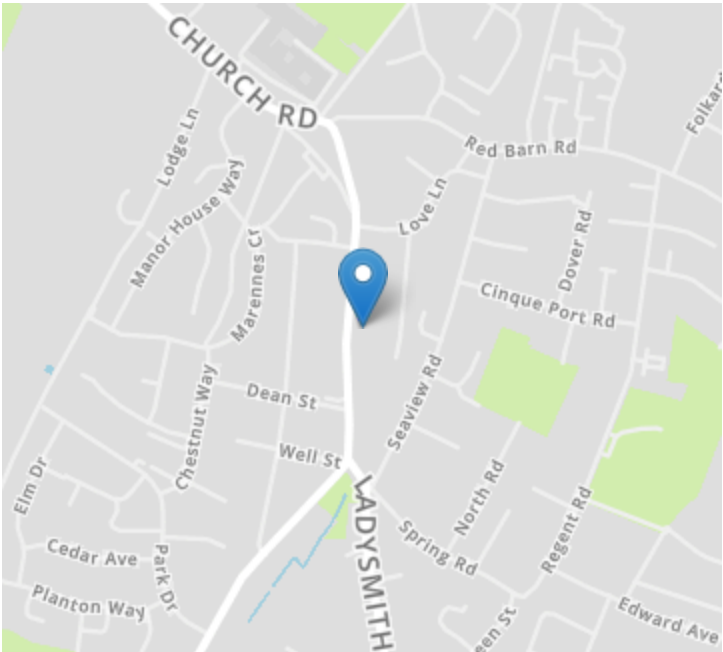
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, responsibility for any errors, omissions, or inaccuracies is not accepted by the agent. The figures are provided for guidance only and should not be relied upon for any purpose. The agent is not responsible for any errors or omissions in the figures. The figures are provided for guidance only and should not be relied upon for any purpose. The agent is not responsible for any errors or omissions in the figures.

## 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.