



- Semi Detached Chalet Bungalow
- Two Double Bedrooms
- Off Road Parking
- Rear Enclosed Garden
- Lounge & Dining Room
- Kitchen With Stable Door
- Lean To
- Gas Central & Double Glazing

**24 Fordwich Road, Brightlingsea,
Colchester, Essex. CO7 0RE.**

This two bedroom semi chalet bungalow is offered for sale with off road parking and carport. Positioned within the popular town of Brightlingsea with great schools and amenities on the doorstep. With a generous garden, ample parking, garden shed, two bedrooms, family bathroom, open plan lounge/diner, kitchen and lean to. Viewing highly advised to appreciate what this property has to offer.



Property Details.

Ground Floor

Porch

Composite front door.

Entrance Hall

Tiled floor, radiator and under stairs storage.

Ground Floor Cloakroom

Tiled floor, double glazed window to side, wall hung basin and WC.

Lounge



14' 1" x 11' 11" (4.29m x 3.63m) Double glazed window to front, radiator, gas fireplace, vertical radiator, open plan onto:

Dining Room



11' 4" x 8' 0" (3.45m x 2.44m) Double glazed patio door to rear and radiator.

Kitchen



11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to rear, stable door to side, inset spot lights, tiled floor, range of wall and base units, laminate worktop, tiled splash back, wall mounted boiler, integrated fridge/freezer, space for washing machine, tumble dryer and cooker.

First Floor

Landing

Double glazed window to side and loft access. (The loft is insulated and boarded).

Property Details.

Bedroom



15' 2" x 9' 0" (4.62m x 2.74m) Double glazed window to front and radiator.

Bedroom



10' 3" x 8' 10" (3.12m x 2.69m) Double glazed window to rear and radiator.

Bathroom



Double glazed window to front, paneled bath with over head shower, wash hand basin, WC, radiator and airing cupboard.

Outside

Rear Garden



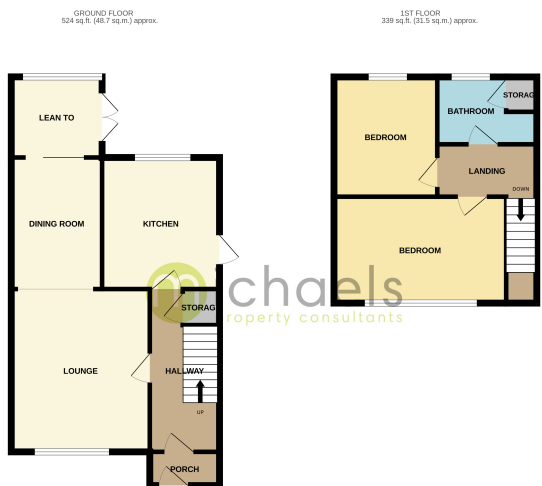
A well maintained rear garden mainly laid to lawn, patio area, garden shed and retained by fencing.

Parking

Ample off road parking via the driveway.

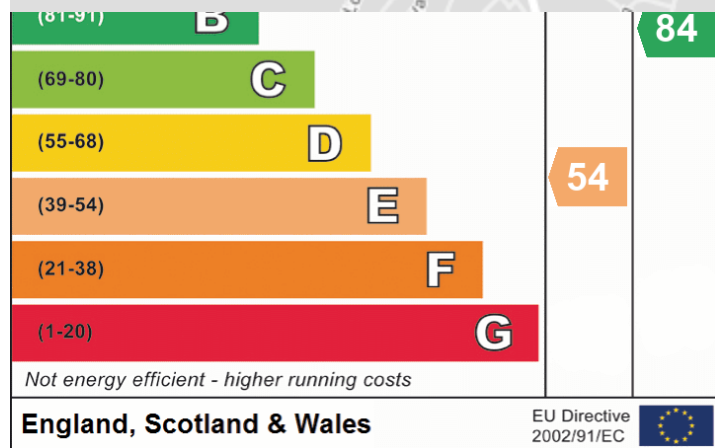
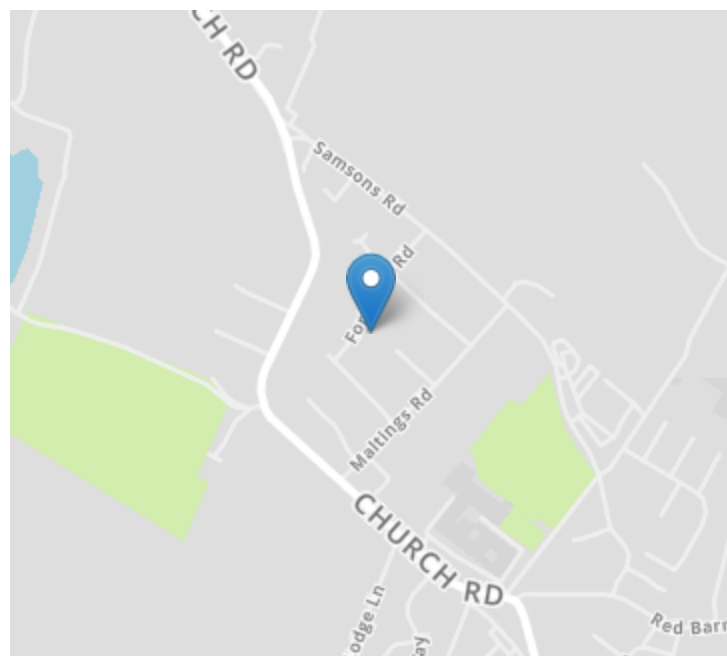
Property Details.

Floorplans



TOTAL FLOOR AREA: 863 sq ft. (79.2 sq.m.) approx.
 Note: Every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, rooms and any other details are approximate and not guaranteed. The agent makes no representation or warranty as to the accuracy of the information contained herein. The information is intended for guidance only and should be checked and confirmed by the purchaser prior to exchange of contracts. The agent shall not be liable for any loss or damage, howsoever caused, arising out of or from the use of the information contained herein.

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.

