



- End Terraced Bungalow
- Two Double Bedrooms
- Gas Central Heating
- Off Road Parking & Garage
- Double Glazed Windows
- No Onward Chain
- Conservatory
- Walking Distance Of High Street

1 Fair Close, Brightlingsea, Colchester, Essex. CO7 0EN.

A delightful extended two bedroom bungalow offered for sale with no onward chain. This end terraced bungalow has previously benefited from a side extension creating an extra bedroom. Highlights also include fitted bathroom and kitchen which is located to the rear of the property looking out onto the south facing garden, living room and conservatory. The property also includes off road parking and garage to the rear of the property and double glazing. Situated in a cul-de-sac location within walking distance to the popular Hurst Green and High Street. Early viewings highly advised to avoid disappointment.



Property Details.

Living Accommodation

Porch

Entrance lobby, storage, cupboard, radiator.

Entrance Hall

Radiator, loft access.

Living Room



13' 6" x 11' 3" (4.11m x 3.43m) Double glazed window to side, patio door to rear, radiator, fire place.

Conservatory



9' 6" x 9' 7" (2.90m x 2.92m) Double glazed windows to rear and side, UPVC door to side opening onto the garden.

Kitchen

10' 4" x 8' 9" (3.15m x 2.67m) Double glazed window to side and rear, UPVC door to rear garden, tiled floor, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, oven, gas hob, over head fan, inset sink, space for washing machine, fridge/freezer and storage cupboard.

Bedroom One



11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to front, radiator, wardrobe.

Bedroom Two/ Dining Room



11' 2" x 7' 11" (3.40m x 2.41m) Double glazed window to front, radiator, UPVC doors to the rear.

Property Details.

Family Bathroom



7' 10" x 7' 4" (2.39m x 2.24m) Double glazed obscure window to side, low level WC, vanity unit sink, corner shower enclosure.

Garage & Off Road Parking



Off road parking accessed via the rear of the property leading to the garage.

Outside

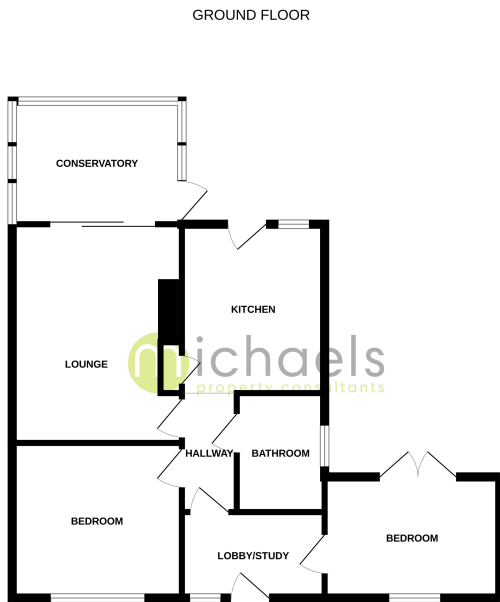
Rear Garden



Mainly laid to paving creating a low maintenance rear garden, bushes and trees with a side area of garden, rear gate accessing the driveway.

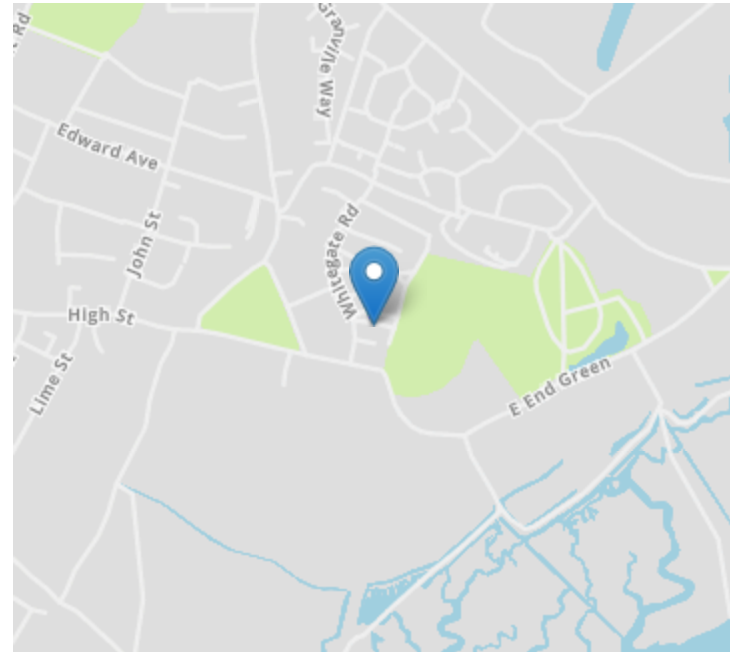
Property Details.

Floorplans



TOTAL FLOOR AREA: 549sq ft (51.0 sqm) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements, dimensions, areas and any other facts are given as an approximate guide only and should not be relied upon for any legal, financial or other purposes. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given to the accuracy of the floor plan or plan.

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.