



- Semi Detached Bungalow
- No Onward Chain
- Potential For Off Road Parking STP
- Two Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- Requires Refurbishment
- Double Glazing

**11 Regent Close, Brightlingsea,
Colchester, Essex. CO7 0NY.**

Offered for sale with no onward chain is this two bedroom semi detached bungalow. This pre-fabricated bungalow requires refurbishment. Highlights include two double bedrooms, two reception rooms, kitchen, family bathroom and brick out building currently used as utility/storage. Situated in the popular riverside town of Brightlingsea close to a Brightlingsea's town centre. Agent holds keys to view, call the sales team today.



Property Details.

Living Accommodation

Entrance Hall

UPVC front door, electric heater, doors to:

Lounge



10' 4" x 9' 09" (3.15m x 2.97m) Electric heater, opening onto:

Dining Room



110' 1" x 10' 7" (33.55m x 3.23m) UPVC French doors to rear, double glazed window to rear and side.

Kitchen



10' 4" x 8' 09" (3.15m x 2.67m) UPVC door to rear and window, wall and base units, laminate worktop, integrated hob, stainless steel sink, oven, space for fridge/freezer, cupboard housing the immersion tank.

Bedroom



12' 10" x 12' 3" (3.91m x 3.73m) Double glazed window to front, electric heater.

Property Details.

Bedroom



10' 4" x 9' 09" (3.15m x 2.97m) Double glazed window to front, electric heater.

Family Bathroom

Obscure window to rear, inset spot lights, tiled floor and walls, panel bath, wash hand basin, low level WC.

Outside

Garden



South facing low maintenance rear garden laid to patio, brick out building used for storage/utility, retained by fencing gated side access.

Frontage

A generous frontage, offering potential for off road parking.

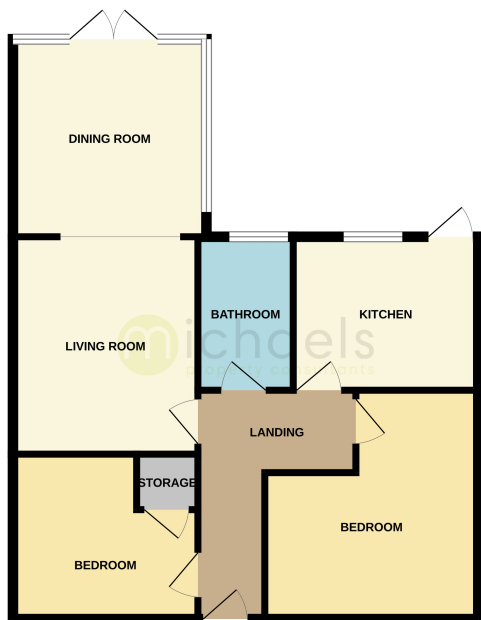
Agents Note

Due to the construction of the property all potential buyers must check if their suitability works for any possible lending against the property.

Property Details.

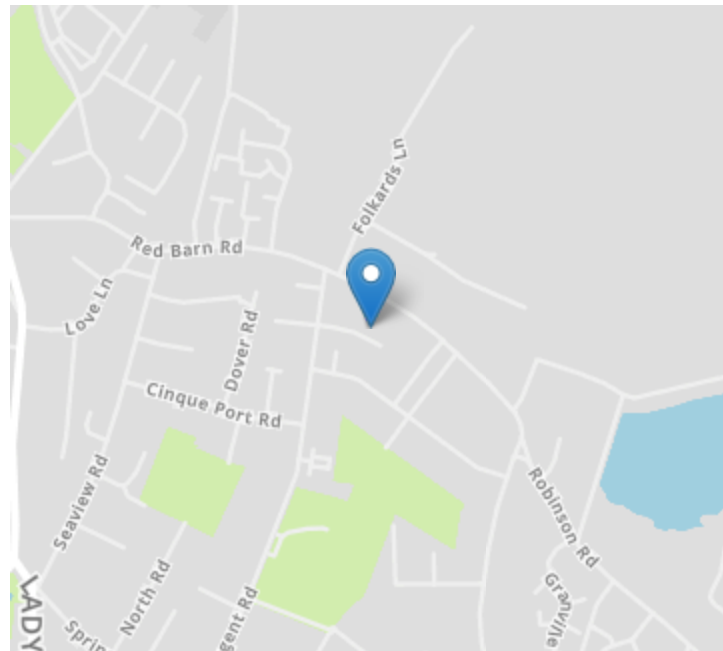
Floorplans

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their condition or efficiency on the day.
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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.