



- Two Bedroom Semi Detached Bungalow
- Ample Off Road Parking And Garage
- Well Presented Throughout
- Close To Shops And Amenities
- Quiet Cul De Sac Position
- Low Maintenance Rear Garden

12 Marsh Way, Brightlingsea, Colchester, Essex. CO7 0LH.

Situated at the end of a quiet cul-de-sac is this impeccably well looked after semi detached bungalow is perfect for someone he needs to be walking distance to the towns local shops, bus stops, pubs and seafront. Brightlingsea is a peaceful town which also provides a short drive to neighbouring villages such as Great Bentley, Alresford and Wivenhoe, all with train stations back into London Liverpool street. Internally the bungalow has been well maintained by the current owners. Its main highlights are off road parking for several vehicles, detached garage, two double bedroom and a modern fitted kitchen. Call us now to arrange a viewing.



Property Details.

Ground Floor

Hallway

4' 4" x 9' 8" (1.32m x 2.95m) radiator, access to storage cupboard, airing cupboard and doors to;

Living Room/Dining Room



15' 10" x 10' 3" (4.83m x 3.12m) Window to front, radiator.

Kitchen



9' 10" x 9' 1" (3.00m x 2.77m) Window and door to rear, radiator, range of eye and low level fitted units with work surface over, inset stainless steel sink, built in single oven, induction hob with extractor over, space for washing machine, fridge/freezer.

Bedroom one



13' 1" x 10' 3" (3.99m x 3.12m) Window to rear, radiator.

Property Details.

Bedroom Two



7' 4" x 9' 4" (2.24m x 2.84m) Window to front, radiator.

Bathroom



6' 1" x 7' 1" (1.85m x 2.16m) Window to side, radiator, wash hand basin, single panelled bath with over head shower, W/C.

Outside

Garden

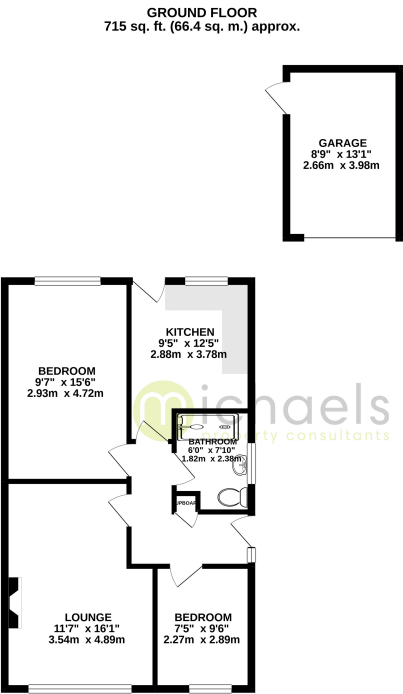


The property benefits from a low maintenance rear garden. The current owners maintained the space very well, they have laid slabs to create a patio area. The rest of the space is lawn. There is access out of the garden through the side gate.

Garage: 8' 9" x 13' 0" (2.67m x 3.96m)

Property Details.

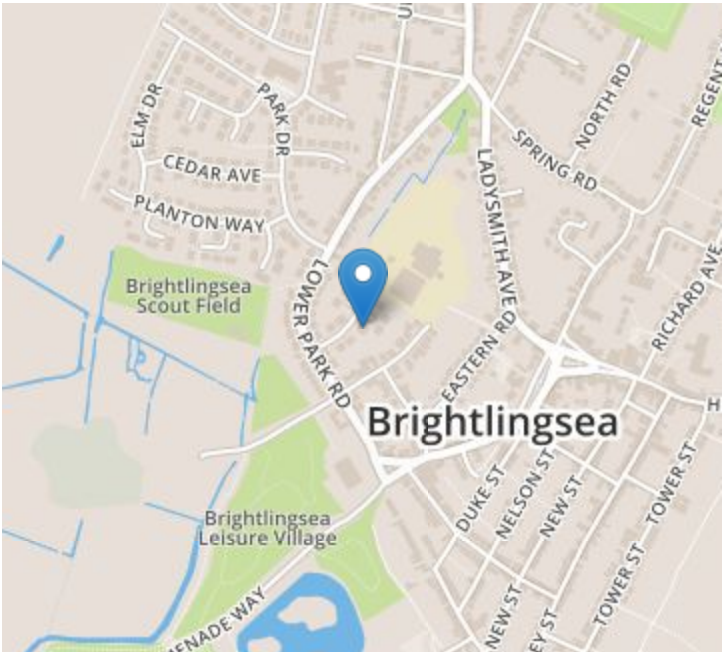
Floorplans



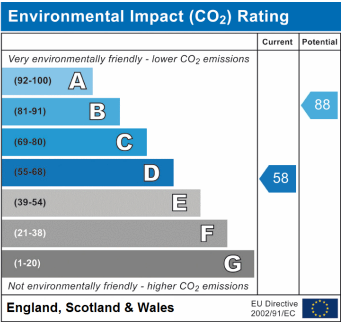
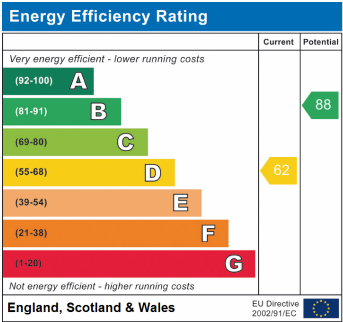
TOTAL FLOOR AREA: 715 sq. ft. (66.4 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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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.