



- Three Bedroom Detached Bungalow
- Ample Off Road Parking
- Conservatory
- Workshop Positioned In Rear Garden
- Aprox 140ft rear garden
- Gas Central Heating & Double Glazing Throughout

## 86 Chapel Road, Brightlingsea, Colchester, Essex. CO7 0HE.

This beautiful Detached Bungalow is great for a growing family or if you are looking for spacious accommodation all on one level. Including three double bedrooms two of which benefit from bay fronted windows, from the hallway you will find a dining area opening onto the lounge, the owners have recently added a modern fitted kitchen and bathroom. The bungalow also benefits from a recent conservatory extension with under floor heating looking onto the rear garden. Stepping outside to the rear garden you are greeted by a fantastic size garden approx. 140ft. Including two sheds plus the bonus of a workshop that will be completed shortly with cladding to the exterior. To the front aspect you will find ample off road parking. Situated within walking distance to the popular Hurst Green and Town Centre. Early viewing highly advised.





# Property Details.

## All accommodation on one level

### Entrance Hall

UPVC Front door, Loft hatch, radiator, doors leading to;

### Dining Room



11' 3" x 10' 0" (3.43m x 3.05m)  
radiator

### Lounge



14' 10" x 11' 05" (4.52m x 3.48m) Open plan onto the dining room, radiator, 2x windows to the side and French doors onto the conservatory.

### Kitchen



14' 11" x 5' 06" (4.55m x 1.68m) Range of modern wall and base units and draws, space for fridge, dish washer, washing machine, integrated electric hob, electric and gas cooker, over head fan, stainless steel sink with drainer, vinyl floor, radiator, side and rear window

### Conservatory

17' 05" x 9' 07" (5.31m x 2.92m) Windows to side and rear, French doors opening onto the rear garden, under floor heating.

### Lobby

5' 06" x 4' 06" (1.68m x 1.37m) UPVC door leading to side passage, wall mounted fuse box

### Bathroom



5' 10" x 5' 03" (1.78m x 1.60m) Window to side, towel rail, low level WC, panelled L- Shape bath with over head shower, part tiled walls, vinyl floor

# Property Details.

## Bedroom One



11' 0" x 10' 10" (3.35m x 3.30m) Bay window to front, radiator.

## Bedroom Two



10' 11" x 10' 10" (3.33m x 3.30m) Bay window to the front, Radiator.

## Bedroom Three



11' 0" x 10' 0" (3.35m x 3.05m) Window to rear, radiator.

## Outside

### Outside Parking

To the Front of the property you will find a blocked paved driveway offering ample off road parking leading you to the rear garden via the side passage way.

### Rear Garden



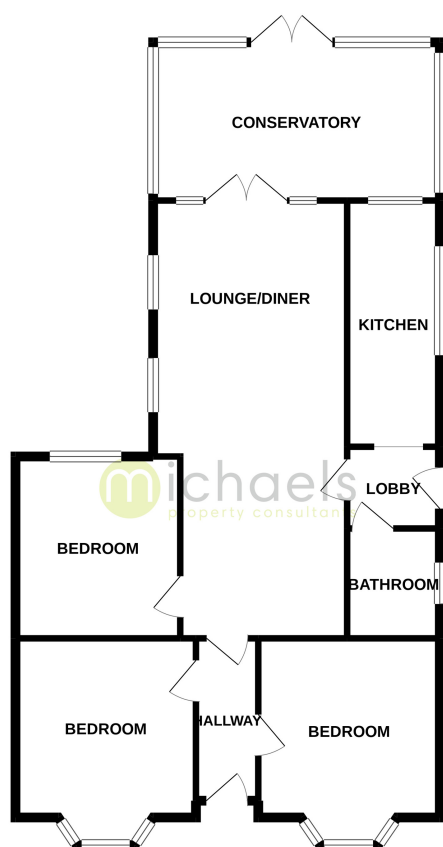
The rear garden there is a fantastic size garden of approx. 140ft comprising of a stoned area that previously housed a hot tub, concrete pathway to the two garden sheds and newly built work shop that the current owners are still completing with cladding to the rear aspect. The remainder of the garden is laid to lawn.



# Property Details.

## Floorplans

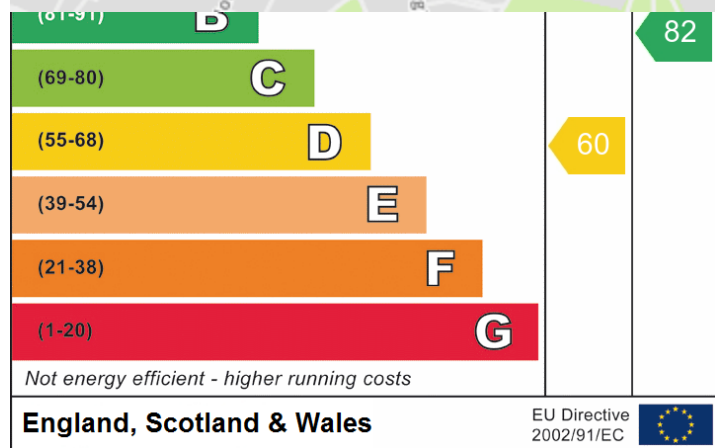
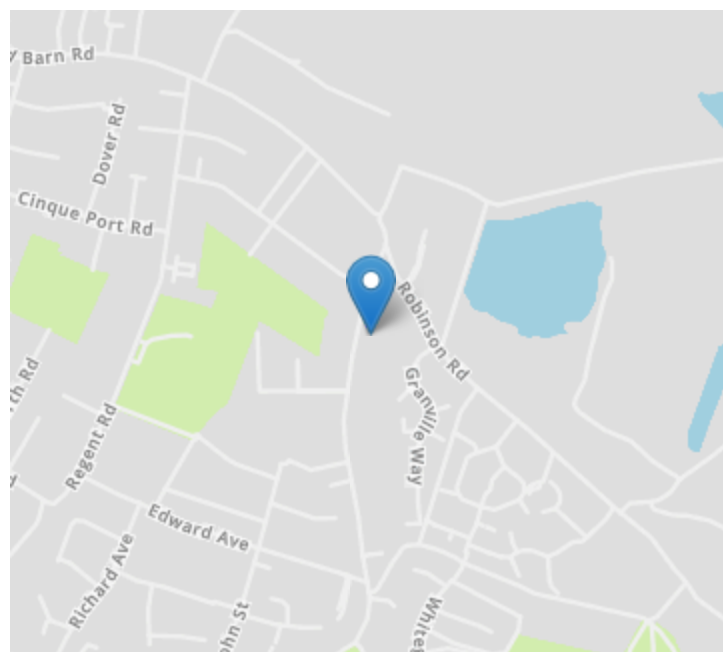
GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.