



- Chain Free Sale
- Great Gardens
- Garage and Parking
- 24ft Lounge
- Two Double Bedrooms
- Kitchen and Dining Room

**16 Samsons Road, Brightlingsea,
Colchester, Essex. CO7 0RW.**

Offering wonderful potential is this homely semi detached bungalow in a generous plot within easy reach of good local amenities. Currently offering two double bedrooms, bathroom, 24ft Lounge with fireplace, modern kitchen, separate dining room overlooking garden, detached garage and ample off road parking. Offered chain free.



Property Details.

All accommodation on one level

Porch

Upvc windows to front and side, door to hallway.

Hallway

Wood effect flooring, radiator, fitted cupboard, loft access and doors to.

Bedroom One



12' 4" x 12' 3" (3.76m x 3.73m) Upvc window to front, radiator, a full wall of fitted wardrobes.

Bedroom Two



12' 5" x 12' 4" (3.78m x 3.76m) Upvc window to rear, radiator, fitted wardrobes.

Bathroom



Obscure window to rear, accessible panel bath, pedestal wash hand basin, close coupled WC, radiator, half tiled walls.

Living Room



24' 10" x 12' 3" (7.57m x 3.73m) Narrowing to 9'9"
Upvc windows to front and side, York stone fireplace, two radiators, TV point and door to.

Property Details.

Kitchen



9' 7" x 8' 2" (2.92m x 2.49m) Window to side, wood effect floor, a modern range of fitted units and drawers with worktops over, inset sink, space for oven, space for fridge, integrated dishwasher, matching eye level units, space for washing machine, tiled splashbacks.

Dining Room



9' 9" x 8' 5" (2.97m x 2.57m) Patio doors to rear garden, window to side, wood effect flooring.

Outside

Rear Garden



A generous rear garden mainly laid to lawn with mature trees, shrubs and plants, small pond, patio area, gated side access, door to garage.

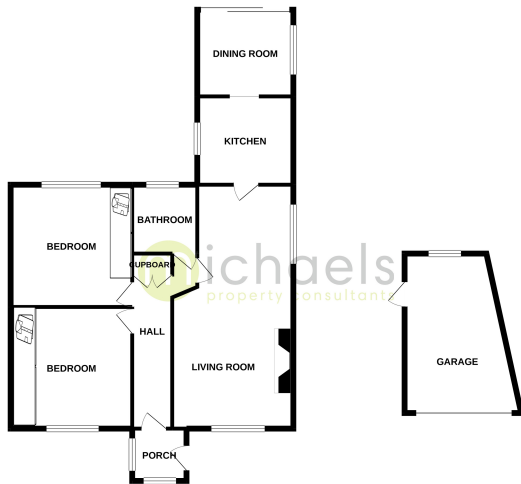
Garage and Parking

16' 0" x 11' 10" (4.88m x 3.61m) Narrowing to 8'3 with window to rear, roller shut door to front, power and light connected. Ample off road parking and front garden.

Property Details.

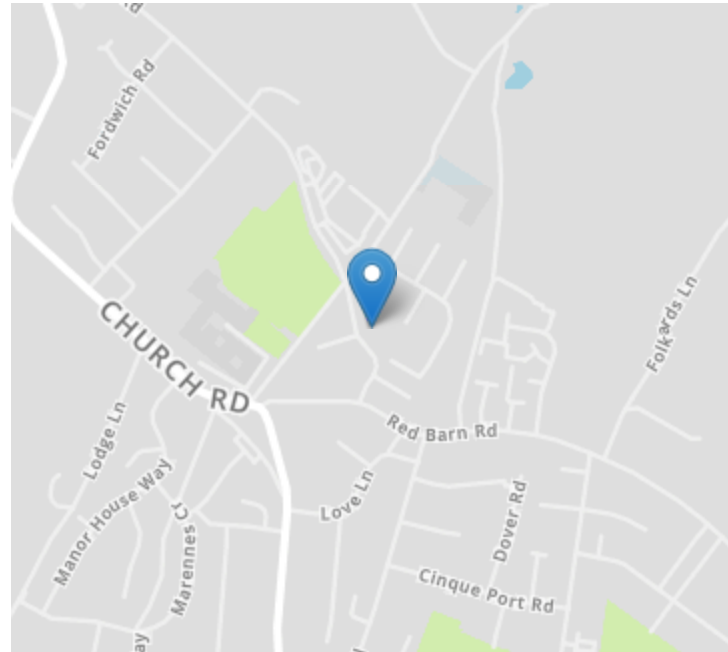
Floorplans

GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.
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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.