

**Maltings Road  
BRIGHTLINGSEA  
CO7 0RG  
£350,000 Freehold**





- Three Bedroom Detached Bungalow
- No Chain
- New Bathroom
- New Carpets
- Neutral Colour Decor

- Double Glazing/Central Heating
- Off Road Parking for Numerous Vehicles
- Perfect Location for Schools
- Walking to Distance to Supermarket/Bus Links
- Versatile Bungalow Ready To Move Into

**FABULOUS LOCATION - MOVE STRAIGHT IN!** This delightful THREE BEDROOM DETACHED BUNGALOW ticks all the boxes for life on one level.

Situated on the popular Maltings road development and being within really easy walking distance to Colne Senior School and Fiveways.

Offered for sale with no onward chain, the current owners have upgraded the bathroom, replaced most of the carpets and refreshed the interior.

Flexible living space includes three good sized bedrooms, bright lounge with patio doors to the garden and a fully fitted kitchen with views over the lawned garden.

An added attraction is the abundance of off road parking.

**A GREAT OPPORTUNITY TO OWN A BRILLIANTLY POSITIONED BUNGALOW**

**READY TO JUST MOVE INTO**





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE**

Double glazed front door to:

#### **ENTRANCE HALL**

Access to loft, doors to:

#### **BEDROOM ONE**

12' 1" x 10' 3" (3.68m x 3.12m)

Double glazed window to front aspect, radiator.

#### **BEDROOM TWO**

9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window to front aspect, radiator.

#### **BEDROOM THREE**

9' 8" x 7' 9" (2.94m x 2.36m)

Double glazed window to side aspect, radiator.

#### **BATHROOM**

Obscure double glazed window to side, NEW BATHROOM SUITE, panelled bath, vanity wash hand basin, separate shower cubicle, low level WC, tiled flooring. Heated towel rail, extractor, half tiled walls.



## **LOUNGE**

15' 7" x 11' 9" (4.75m x 3.58m)

Double glazed window to side aspect, double glazed French doors to rear.

## **KITCHEN/BREAKFAST ROOM**

11' 8" x 10' 3" (3.55m x 3.12m)

Double glazed door to side, double glazed window to rear aspect, 1½ bowl sink and drainer set in roll edge worktops to two walls, cupboards and drawers under, built in oven and 4 ring gas hob with extractor, space for washing machine, integrated fridge freezer, tiled flooring.

## **EXTERIOR**

### **FRONT**

The front of the property has a substantial driveway providing off road parking for several vehicles, with a garden area which is laid to lawn.

### **REAR**

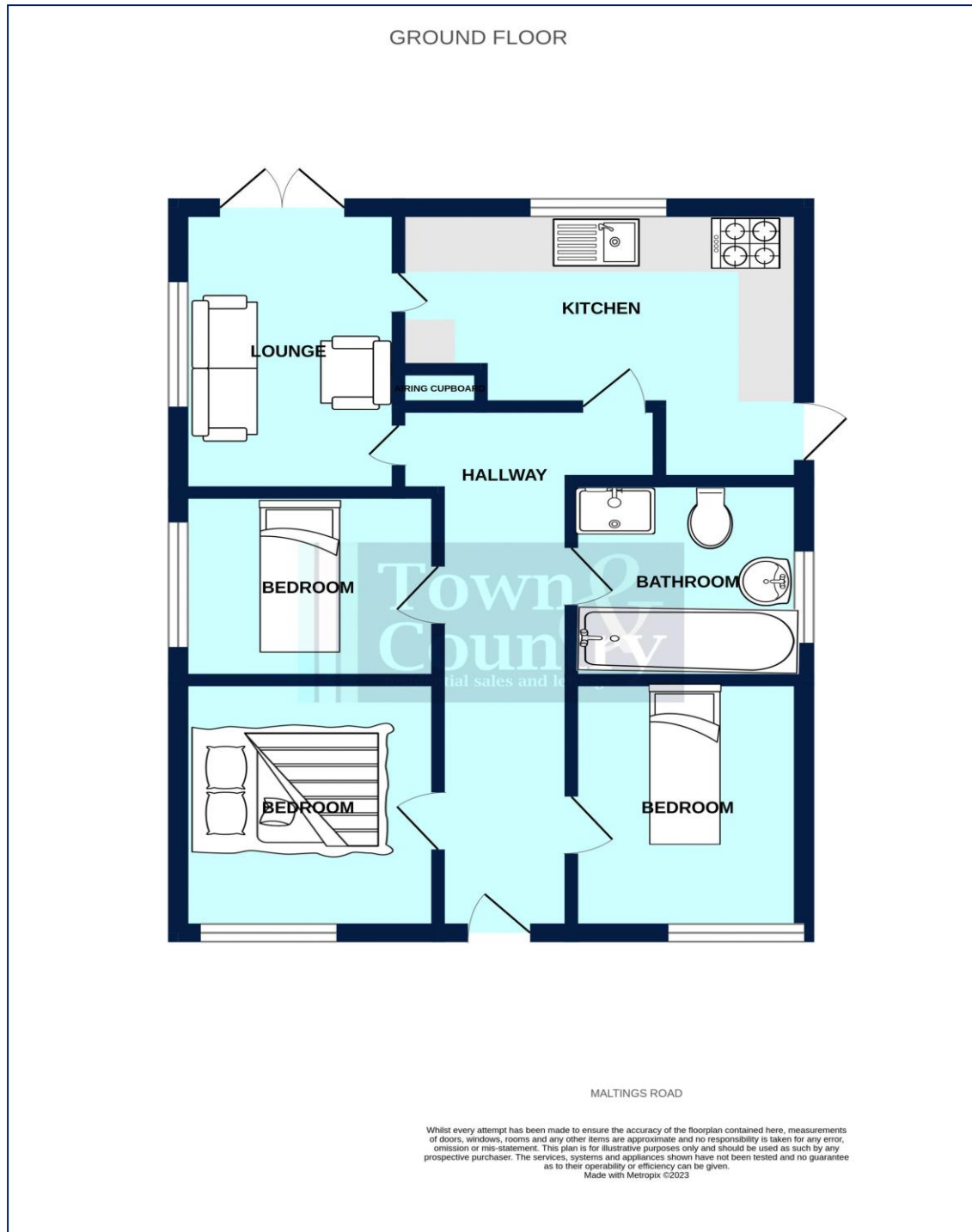
The rear garden is laid to lawn enclosed by fencing.

## **AGENT'S NOTE**

The current vendors have updated this very well located bungalow to include new carpets in most rooms and a new bathroom suite.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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