

**Dover Road, Brightlingsea  
CO7 0PU  
£270,000 Freehold**







- TWO DOUBLE BEDROOM CHALET
- TWO RECEPTION ROOMS
- KITCHEN WITH PANTRY
- FAMILY BATHROOM
- LARGER THAN AVERAGE GARDEN
- GATED DRIVEWAY
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO THROUGH ROAD - QUIET YET CONVENIENT LOCATION

## LARGER THAN AVERAGE GARDEN

Welcome to this delightful two bedroom, two reception room chalet, located in a popular no through road location in Brightlingsea.

There is room for all the family here with a first floor bathroom, kitchen with pantry, substantial unoverlooked garden plus gated driveway and garage.

Ideally situated for schools, shops and bus routes, this is a property that must be viewed.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Stairs to first floor landing, under stairs cupboard with electric meter, doors to:

#### **LOUNGE**

14' 8" x 12' 0" (4.47m x 3.65m)

Window to front aspect, working open fireplace, carpet flooring.

#### **DINING ROOM**

10' 0" x 7' 0" (3.05m x 2.13m)

Window to rear aspect overlooking garden, hatch to kitchen.

#### **KITCHEN**

11' 0" x 10' 0" (3.35m x 3.05m)

Door to side and window to rear aspect. Range of kitchen units, space for washing machine, fridge/freezer and cooker. Pantry.

#### **CLOAKROOM**

Window to side aspect, low level WC.



## **LANDING**

Window to side aspect, loft access housing gas central heating boiler.

## **BEDROOM ONE**

14' 8" x 9' 4" (4.47m x 2.84m)

Two large picture windows to front aspect.

## **BEDROOM TWO**

10' 0" x 9' 1" (3.05m x 2.77m)

Window to rear aspect.

## **FAMILY BATHROOM**

7' 0" x 5' 0" (2.13m x 1.52m)

Window to rear aspect, panelled bath with shower attachment over, pedestal wash hand basin and low level WC. Storage cupboard.

## **EXTERIOR**

### **FRONT**

Shingled frontage with planting. Block paved driveway leading to gated entrance to garage.

### **REAR**

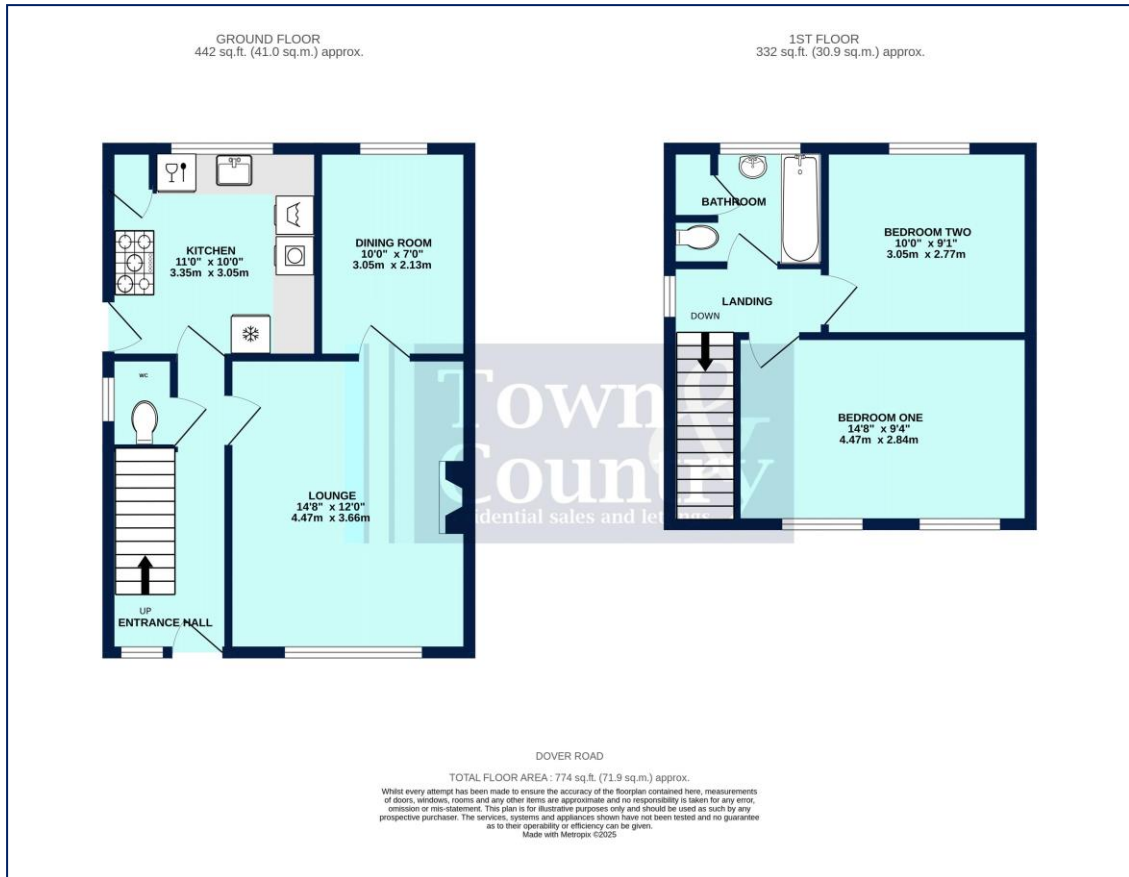
Larger than average garden for this area, mainly laid to lawn with flower beds, mature planting and patio area.

### **GARAGE**

Up and over door.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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