

**Bayard Avenue, Brightlingsea
CO7 0NH
Guide Price £380,000-£390,000
Freehold**





- DETACHED FAMILY HOME
- FOUR BEDROOMS
- OFF ROAD PARKING
- LOUNGE
- DINING ROOM

- OPEN PLAN KITCHEN
- REAR GARDEN
- EASY STROLL TO WATERFRONT, SCHOOLS & TOWN CENTRE
- NO CHAIN
- QUIET LOCATION

FOUR BEDROOM DETACHED HOUSE POSITIONED IN A RARELY AVAILABLE LOCATION

This family home enjoys three/four bedrooms one of which is currently used as an office, along with a family bathroom to the first floor. On the ground floor you will find two reception rooms - a lounge featuring a bay window bursting with sun light and a dining room which is open plan to the kitchen with French doors leading onto the rear garden.

Side access takes you through to the front drive way that offers plenty of off road parking.

The property also offers views overlooking the rear allotments, along with being positioned within walking distance to Brightlingsea Recreation ground that includes a park.

Situated in a popular quiet position within easy walking distance to to Schools, Waterfront/Marina and local Town Centre. Offered with No onward chain A GOOD SIZED FAMILY HOME IN A PRIME ROAD



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

15' 0" x 11' 5" (4.57m x 3.48m)

DINING ROOM

15' 0" x 12' 0" (4.57m x 3.65m)

KITCHEN

15' 0" x 12' 0" (4.57m x 3.65m)



FIRST FLOOR LANDING

BEDROOM ONE

15' 0" x 10' 11" (4.57m x 3.32m)

BEDROOM TWO

12' 0" x 8' 6" (3.65m x 2.59m)

BEDROOM THREE

11' 10" x 8' 3" (3.60m x 2.51m)

BEDROOM FOUR

12' 0" x 6' 4" (3.65m x 1.93m)

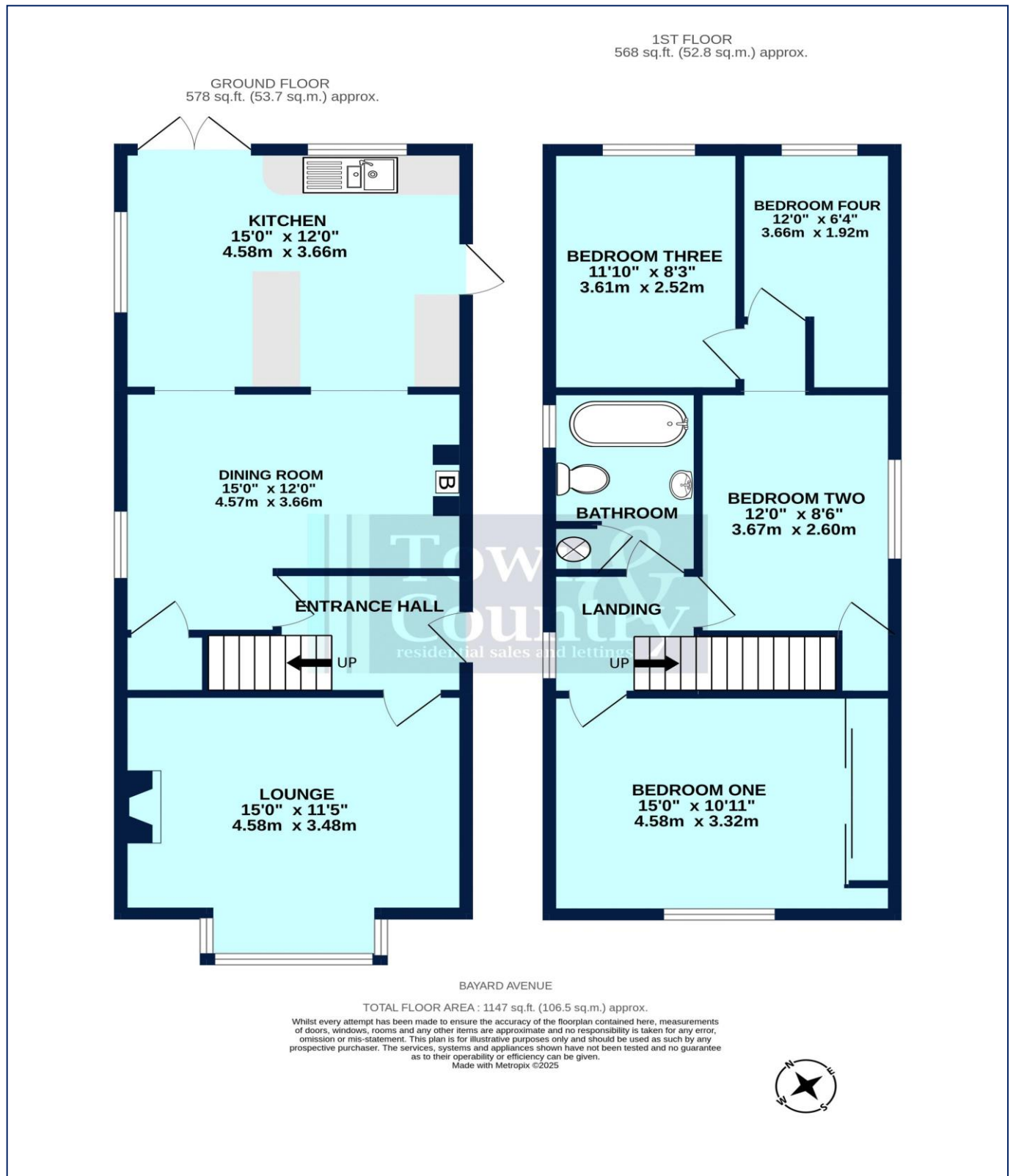
FAMILY BATHROOM

0' 0" x 0' 0" (0.00m x 0.00m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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