

**Briar Road
GREAT BROMLEY
CO7 7XD**

Offers in Excess of £300,000





- Semi Detached House
- Ideal For Extending (STP)
- Radiator Heating and Double Glazing
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Large Side Garden
- Farmland Views To Front
- Paddocks To Rear
- Off Road Parking and Garage

Do you want to put your own stamp on a property? Well this is for you!

Guide Price £310,000-£315,000

Standing on a good size plot with large side garden, subject to planning this could be transformed in to a four bedroom plus with En-suite.

With field views to the front and paddocks to the rear.

Great Bromley is ideal for Colchester City, Manningtree and Brightlingsea all offering multiple shopping and schooling facilities.

Internal viewing is strongly advised.



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

23' 6" x 12' 9" (7.16m x 3.88m)

Double glazed window to front aspect, Feature open fire place, coved ceiling, Stairs to first floor, French doors to side.

KITCHEN

12' 8" x 10' 0" (3.86m x 3.05m)

Single drainer 1.5 bowl sink unit with mixer taps, storage cupboard under. Plumbing for washing machine, floor standing oil fired boiler, part tiled wall, four ring electric hob. Double glazed window to side aspect, tiled floor, door to:

CONSERVATORY

13' 0" x 10' 2" (3.96m x 3.10m)

Tiled floor, built in storage cupboard. Double glazed windows on a brick plinth, double glazed doors to side.

FIRST FLOOR LANDING

Radiator, access to loft, doors to:

BEDROOM ONE

13' 0" x 10' 5" (3.96m x 3.17m)

Double glazed window to front aspect overlooking the farmland, radiator, coved ceiling.

BEDROOM TWO

11' 9" x 6' 7" (3.58m x 2.01m)

Double glazed window to side aspect, radiator.



SHOWER ROOM

10' 5" x 7' 0" (3.17m x 2.13m)

Enclosed shower cubicle, low level WC and vanity wash hand basin with storage under, double glazed window to side aspect.

EXTERIOR

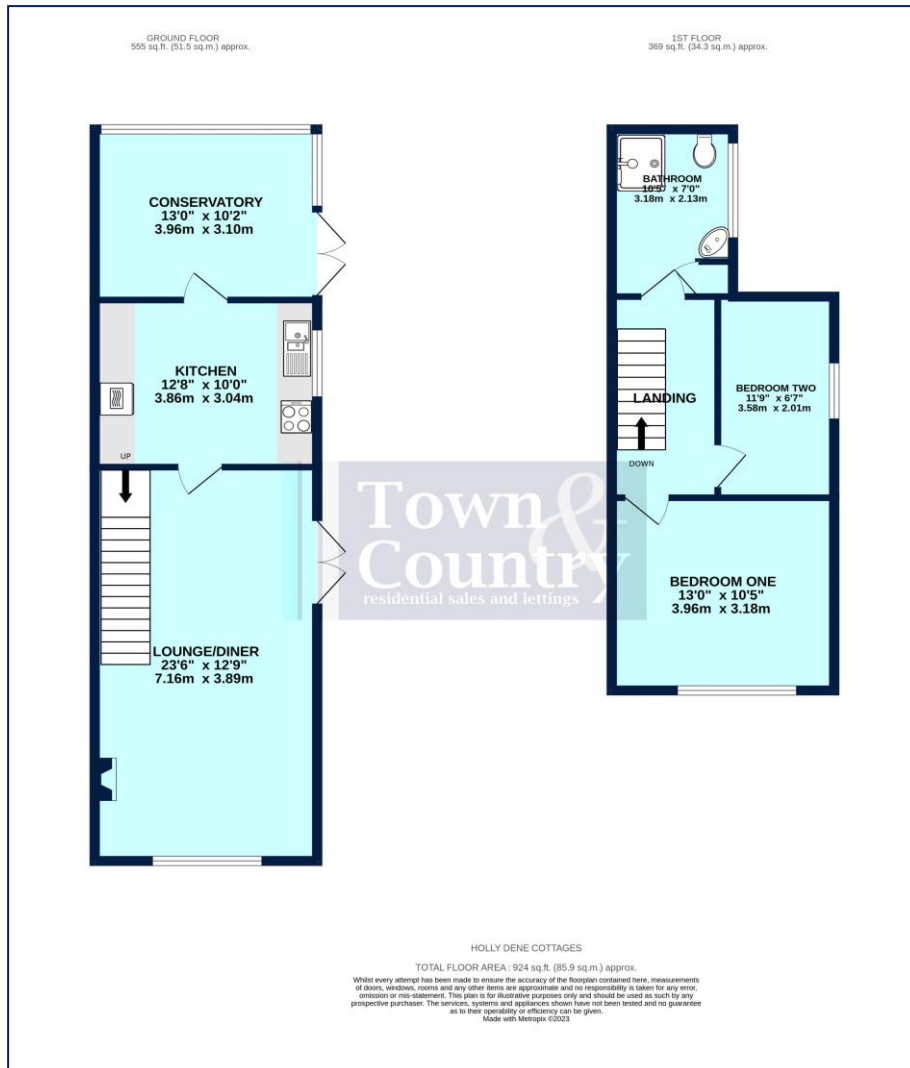
FRONT

Hedge screening from the road. The front garden has maturing shrubs and flower beds. There is an independent driveway proving parking for vehicles leading to a detached garage.

SIDE AND REAR

Side pedestrian access to the rear and side garden with oil storage tank. Large paved area with inset flower beds and borders with remainder laid to lawn. The rear garden backs on to paddock land.





Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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