Fenn Wright
THE HOME OF PROPERTY



37 Seaview Road, Brightlingsea, Colchester, Essex, CO7 0PP

Guide Price: £300,000 - £310,000 Subject to Contract - Freehold

A superbly presented semi-detached bungalow within walking distance to Brightlingsea town and seafront with recently fitted kitchen, stylish shower room, attractive gardens and outbuilding, two double bedrooms and ample off road parking.

- Superbly presented
- Semi-detached bungalow
- Two double bedrooms
- Good size lounge
- Recently fitted kitchen
- Stylish shower room
- Large side cupboard passageway
- Garden with outbuilding
- Block paved driveway
- Short distance to town centre
- Viewing recommended

colchester@fennwright.co.uk 01206 763388











A double glazed entrance door leads to a welcoming large covered side passageway with artificial turf offering itself as excellent storage space and a perfect entry for the bungalow which has a double glazed entrance door leading to the entrance hall which in turn gives access to a large loft space which offers potential for extension (subject to the usual planning consents).

The lounge is located to the front and is a good size as is the kitchen which has been recently been fitted with a range of stylish modern units with ample work surfaces incorporating breakfast bar area. Integrated appliances including eye level oven and grill, ceramic hob, integrated dishwasher, fridge/freezer and a washing machine. There are wall mounted cabinets and a double glazed window to the front.

Both bedrooms are located to the rear with bedroom one having built in double wardrobes and double glazed French doors leading onto the rear garden. Bedroom two also has built in double wardrobe and a window to the rear. The shower room is fitted with a modern stylish suite comprising walk in shower cubicle, wash hand basin with vanity sink, WC and a double glazed window to the side.

Outside

To the rear of the property there is an attractive enclosed garden which is mainly laid to lawn, wooden storage shed and doors lead to an outbuilding (formerly the garage) with power and light connected and currently being used as a hot tub room which could remain subject to separate negotiation.

To the front of the property there is off road parking via block paved driveway.

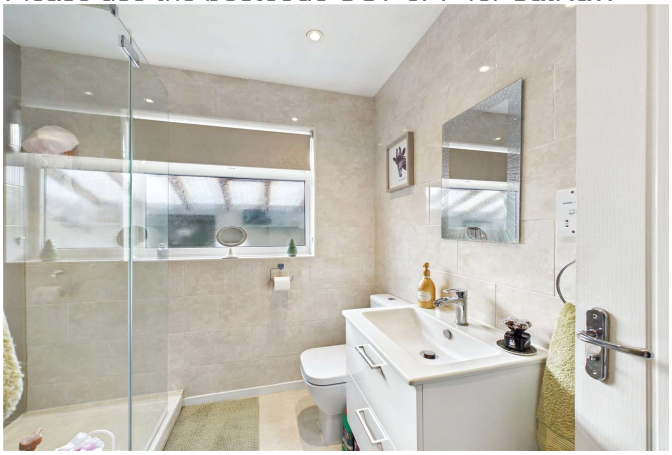
Important information

Council Tax Band - C
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - E
Ref - TOL260354/PRC

Directions

Please use the postcode CO7 0PP for SatNav.









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37 Seaview Road
Brightlingsea
Colchester, CO7 0PP



Floor 0 Building 1



Floor 0 Building 2

Approximate total area[1]
1045 ft²
96.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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146 High Street, Colchester, CO1 1PW
01206 763388
colchester@fennwright.co.uk
fennwright.co.uk

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