

oakheart



£270,000

Guide Price

Rye Close, Brightlingsea

Guide Price £270,000 - £280,000.

A spacious two-bedroom detached bungalow offering excellent potential, positioned on a generous corner plot within Rye Close, Brightlingsea. Perfectly located, the property is just a short walk from the recently opened Sainsbury's supermarket and Brightlingsea High School. The town itself provides a wonderful selection of amenities, including independent shops, restaurants, pubs, schools, a recreation ground, and the popular community Lido with its outdoor pool. This bungalow is also offered with no onward chain, making it an ideal opportunity for those seeking a straightforward move.

Upon entering, you are welcomed into a central entrance hall with loft access. The spacious lounge/diner provides a comfortable and versatile living space, while the property offers two well-sized double bedrooms benefitting from dual aspect thus allowing lots of light in. The modern shower room has been updated to include a large double walk-in shower, WC, and wash basin. The kitchen benefits from an airing cupboard and leads through to a useful lean-to area, which provides plumbing for a washing machine and tumble dryer. From here, you gain internal access to the garage, as well as doors leading to both the rear and front gardens.

Externally, the bungalow enjoys attractive front and side gardens laid to lawn

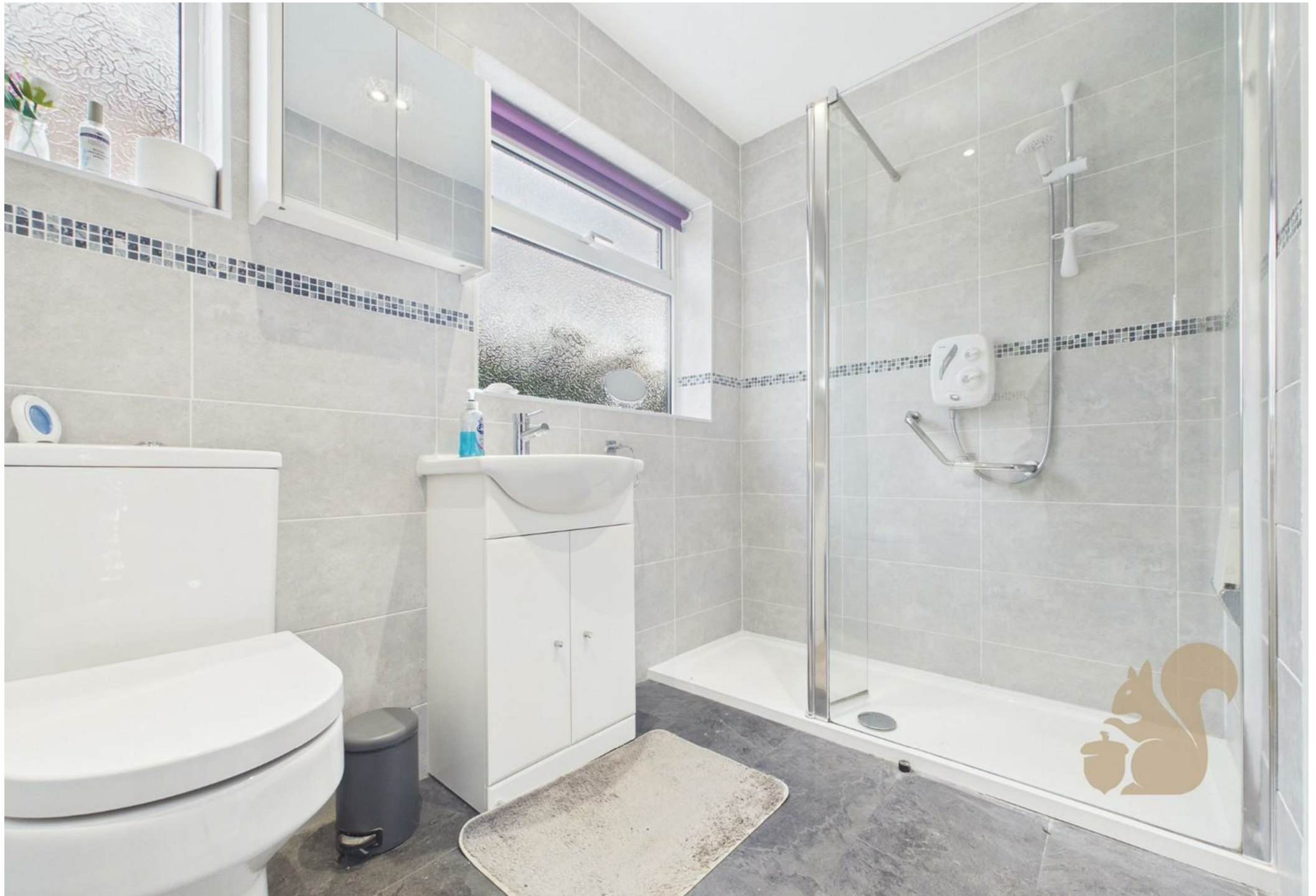
with well-maintained shrubs and flower borders. The rear garden is also laid to lawn and enclosed by hedging and panel fencing, creating a private outdoor space. The property is situated on a corner plot with a wrap around garden which could benefit from a potential extension or reconfiguration to make a bigger driveway (subject to planning). A driveway to the side of the property provides off-road parking and access to the garage.

This appealing bungalow presents an exciting opportunity to update and personalise, while enjoying a prime Brightlingsea location close to everything the town has to offer.











oakheart

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart