LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.

PYEFLEET CLOSE, COLCHESTER, CO7 0LL

PRICE £295,000

A rare opportunity to acquire a well-presented two-bedroom detached bungalow in the highly sought-after coastal town of Brightlingsea, offered to the market for the first time. Occupying a generous corner plot, this attractive home enjoys sea glimpse views and offers well-maintained, comfortable accommodation throughout.

- Two Bedrooms
- Well Presented Throughout
- New Boiler Installed In 2025
- No Onward Chain
- Generous Corner Plot
- Garage & Off Road Parking
- Dining Room
- EPC - TBC

ENTRANCE HALL

BEDROOM TWO

13'4" 8'3" (4.06m 2.51m)

BEDROOM ONE

13'00" 10'3" (3.96m 3.12m)

BATHROOM

6'6" 5'8" (1.98m 1.73m)

DINING ROOM

11'8" 8'00" (3.56m 2.44m)

KITCHEN

11'2" 8'9" (3.40m 2.67m)

LOUNGE

19'00" 10'00" (5.79m 3.05m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

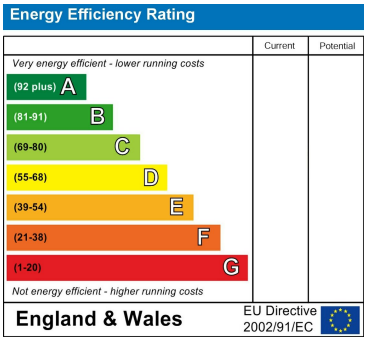
Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: West

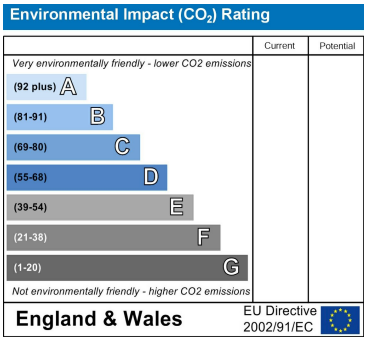
Section 21 Declaration

Under the section 21 of the 1979 Estate Agents Act we are required to disclose that this property is owned by a relative of an employee of Lamb and Co.

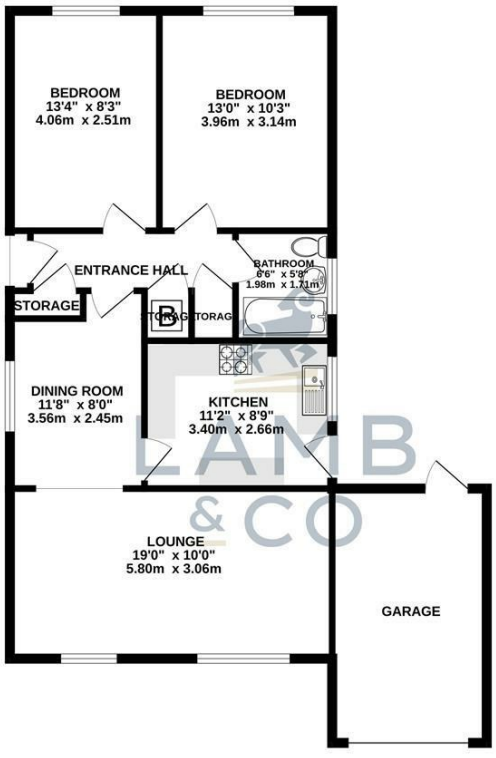
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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