



LAMB & CO

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



## 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)



Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

## 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

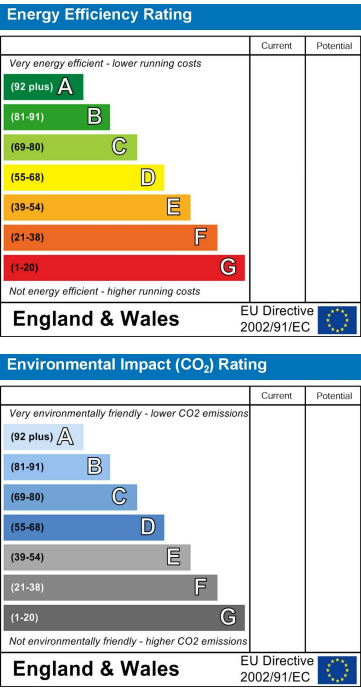
Rights & Easements: No

Flood Risk: Low

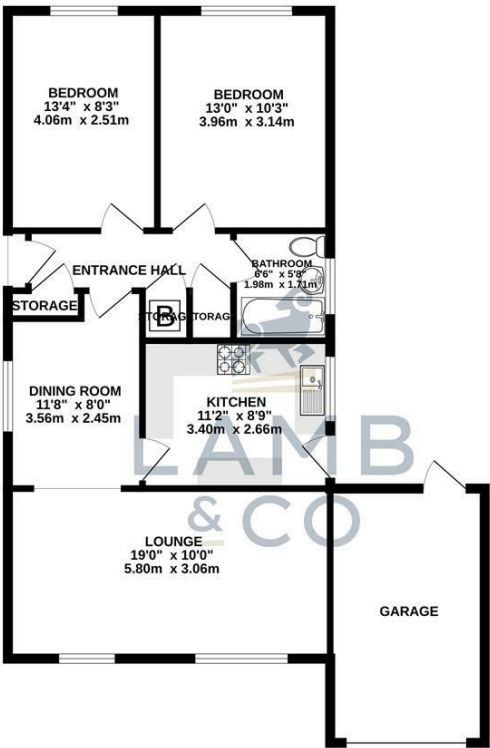
Map



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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