

**Nelson Street, Brightlingsea,  
CO7 0DZ  
£250,000 Freehold**



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- **Three Bedrooms**
- **Perfect For First time buyers/Investors**
- **Spacious**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Family Room**
- **Separate WC**
- **Rear Lobby**
- **Call Us To View**

## FABULOUS THREE BEDROOM SEMI DETACHED HOUSE PERFECT FOR FIRST TIME BUYERS/INVESTORS

This three-bedroom semi-detached house is situated in the prime location of Brightlingsea within walking distance to the local town and amenities with just a stone's throw away from Brightlingsea's popular Marina, this property offers accommodation of a lounge, separate dining room, kitchen, separate WC and family bathroom and three double bedrooms on the first floor, to the exterior of the property we have a low maintenance garden.....CALL US TO VIEW

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**The accommodation with approximate room sizes are as follows:**

### **LOUNGE**

11' 0" x 5' 7" (3.35m x 1.70m)

Window to front, ceiling light, wall light, electric feature fireplace, radiator, views onto front, room for ample furniture, door leading to: dining room

### **DINING ROOM**

14' 1" x 11' 0" (4.29m x 3.35m)

Window to rear, carpet flooring, ceiling light, open fireplace, storage cupboard, radiator, room for ample storage, doors leading to: kitchen, lounge

### **KITCHEN/BREAKFAST ROOM**

11' 7" x 7' 7" (3.53m x 2.31m)

Window to side, vinyl flooring, ceiling light, room for washing machine, dish washer, electric oven with gas hob, stainless steel sink, range of wall and base units, doors leading to Dining Room, bathroom

### **REAR LOBBY**

5' 6" x 2' 7" (1.68m x 0.79m)

Window to rear, wall light, concrete floor, entrance way from garden to kitchen

### **FAMILY BATHROOM**

7' 3" x 4' 7" (2.21m x 1.40m)

Window to side and rear, panelled bath, single wash hand basin, shower attachment, artly tiled walls, radiator, doors leading to W.C, kitchen

### **SEPARATE W.C**

Window to side and rear, tiled flooring, ceiling light, low level W.C, tiled walls, doors leading to: kitchen, bathroom



## **FIRST FLOOR LANDING**

14' 1" x 11' 3" (4.29m x 3.43m)

Carpet flooring, 2 x ceiling lights, smoke alarm, access to loft hatch which is partly boarded and insulated,

## **BEDROOM 1**

14' 1" x 11' 10" (4.29m x 3.60m)

Window to front, carpet flooring, ceiling light, 2 x wall lights, radiator, light and spacious room with views onto front, built in storage cupboard, room for ample furniture, doors leading to landing

## **BEDROOM 2**

11' 2" x 10' 9" (3.40m x 3.27m)

Window to rear, radiator, carpet flooring, ceiling light, carbon monoxide alarm and fire alarm, views onto rear, room for ample furniture, doors leading to landing

## **BEDROOM 3**

11' 10" x 8' 1" (3.60m x 2.46m)

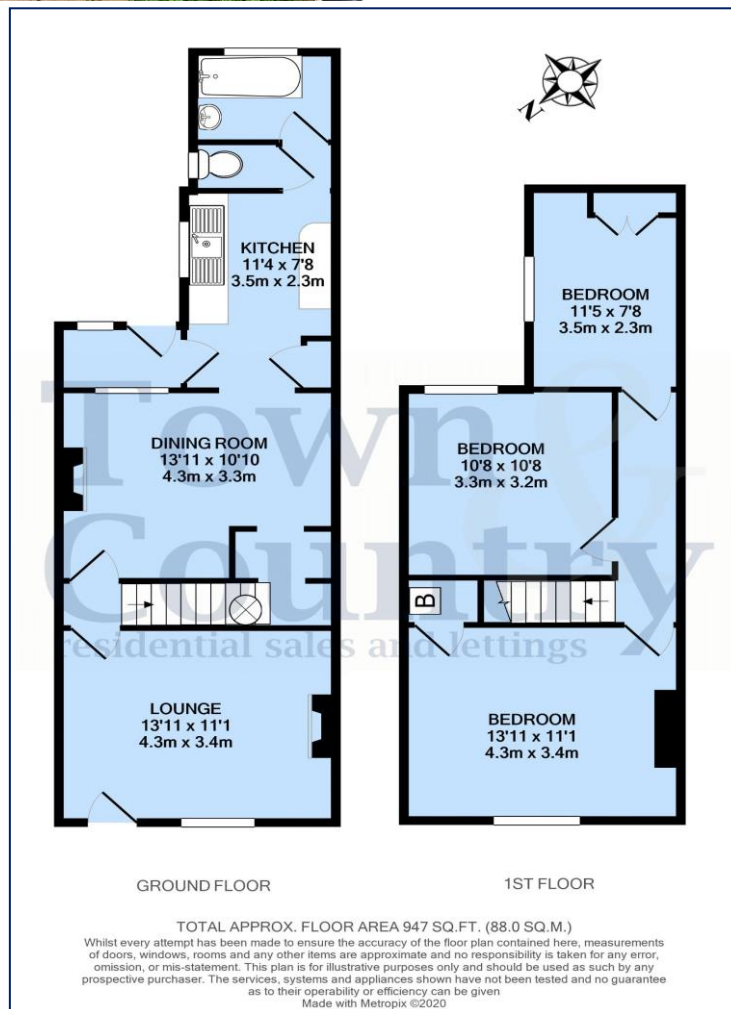
Window to side, ceiling light, radiator, built in wardrobes for storage, fire alarm, light and airy, doors leading to landing

## **OUTSIDE**

Rear Garden low maintenance, all patioed with access via side gate onto front property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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