

**Francis Street
BRIGHTLINGSEA
CO7 0DG
£189,950 Freehold**

**Town &
Country**
residential sales and lettings





- Two Bedooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Outside Space

- Gas Central Heating
- Tilt and Turn Double Glazing
- Close to Waterfront and Town Centre
- Ideal Investment or First Purchase
- Viewing Strongly Advised

An ideal First Time Buyer or Investment Purchase.

This Two Bedroom Cottage close to the waterfront and close to town centre with local shops.

The property offers lounge, dining room, modern kitchen, and bathroom.

In addition, the property offers gas central heating, tilt and turn double glazing and enclosed rear garden.

Early viewing is strongly advised.

Viewing Strictly by Appointment Only.



The accommodation with approximate room sizes are as follows:

UPVC ENTRANCE DOOR TO:

LOUNGE

12' 0" x 11' 1" (3.65m x 3.38m)

Coved ceiling, tilt and turn window to front aspect, TV point. Main focal point of the room is a brick fire surround with an inset gas coal effect fire, archway to:

DINING ROOM

10' 5" x 7' 9" (3.17m x 2.36m)

Coved ceiling, under stairs storage cupboards, UPVC double glazed window to rear aspect, stairs to first floor.

KITCHEN

12' 3" x 6' 8" (3.73m x 2.03m)

1 1/2 bowl single drainer sink unit with mixer taps and double base unit under, range of working surfaces with cupboards and drawers under, range of eye level wall cupboards. Plumbing for automatic washing machine. Tiled floor and part tiled walls, double glazed window to side, coved ceiling.

INNER LOBBY

Tiled floor, radiator, coved ceiling, UPVC door to outside.

BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m)

White suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap with hand held shower and wall mounted additional shower. Double glazed window to rear, radiator.



FIRST FLOOR LANDING

Doors leading to:

BEDROOM ONE

12' 2" x 10' 9" (3.71m x 3.27m)

Tilt and turn window to front aspect, radiator.

BEDROOM TWO

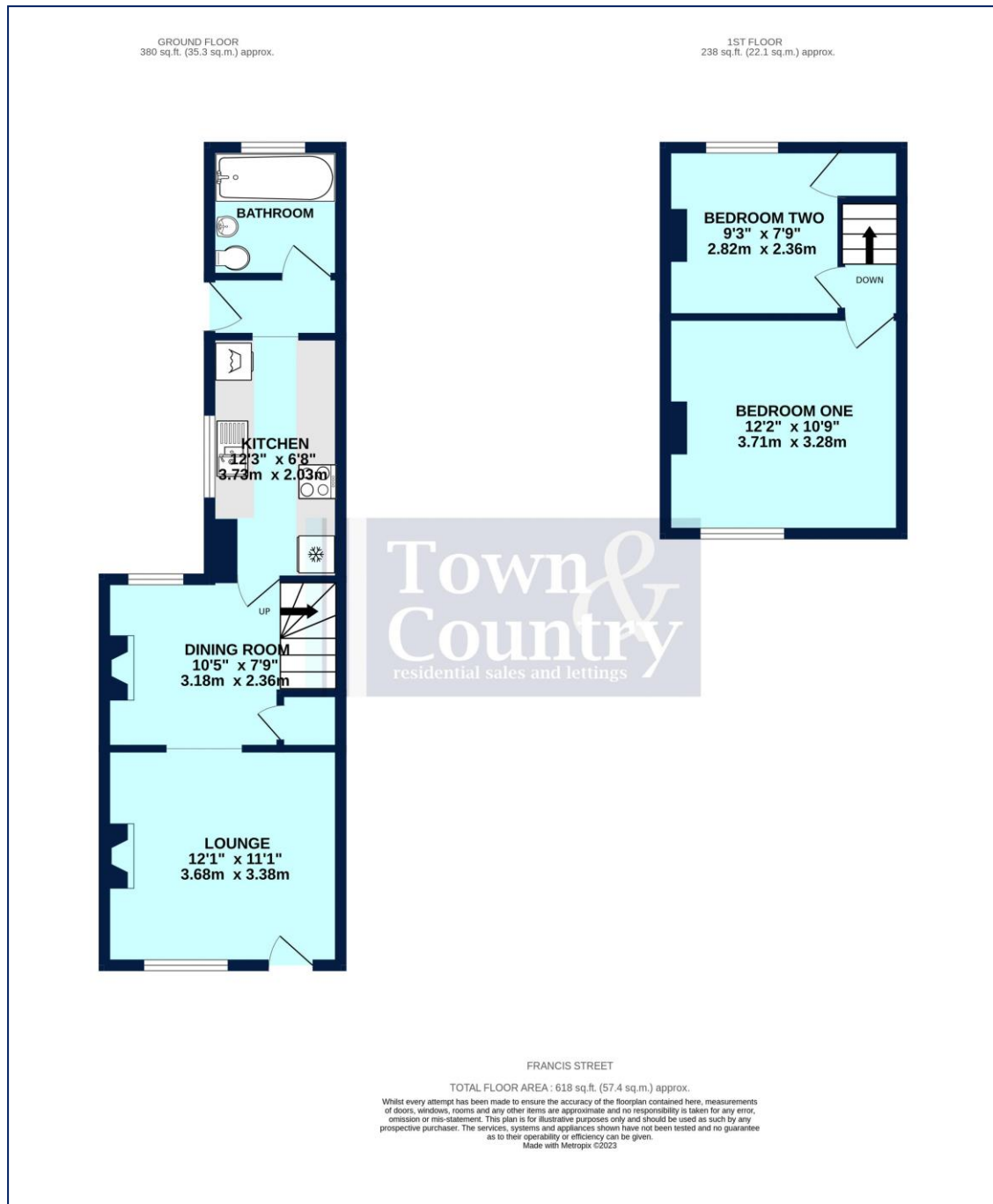
9' 3" x 7' 9" (2.82m x 2.36m)

Tilt and turn double glazed window to rear aspect, radiator, cupboard housing gas fired boiler. Loft access.

EXTERIOR

Enclosed rear garden with side access, paved area. Shed to remain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied