

**Francis Street
BRIGHTLINGSEA
CO7 0DG
£185,000 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

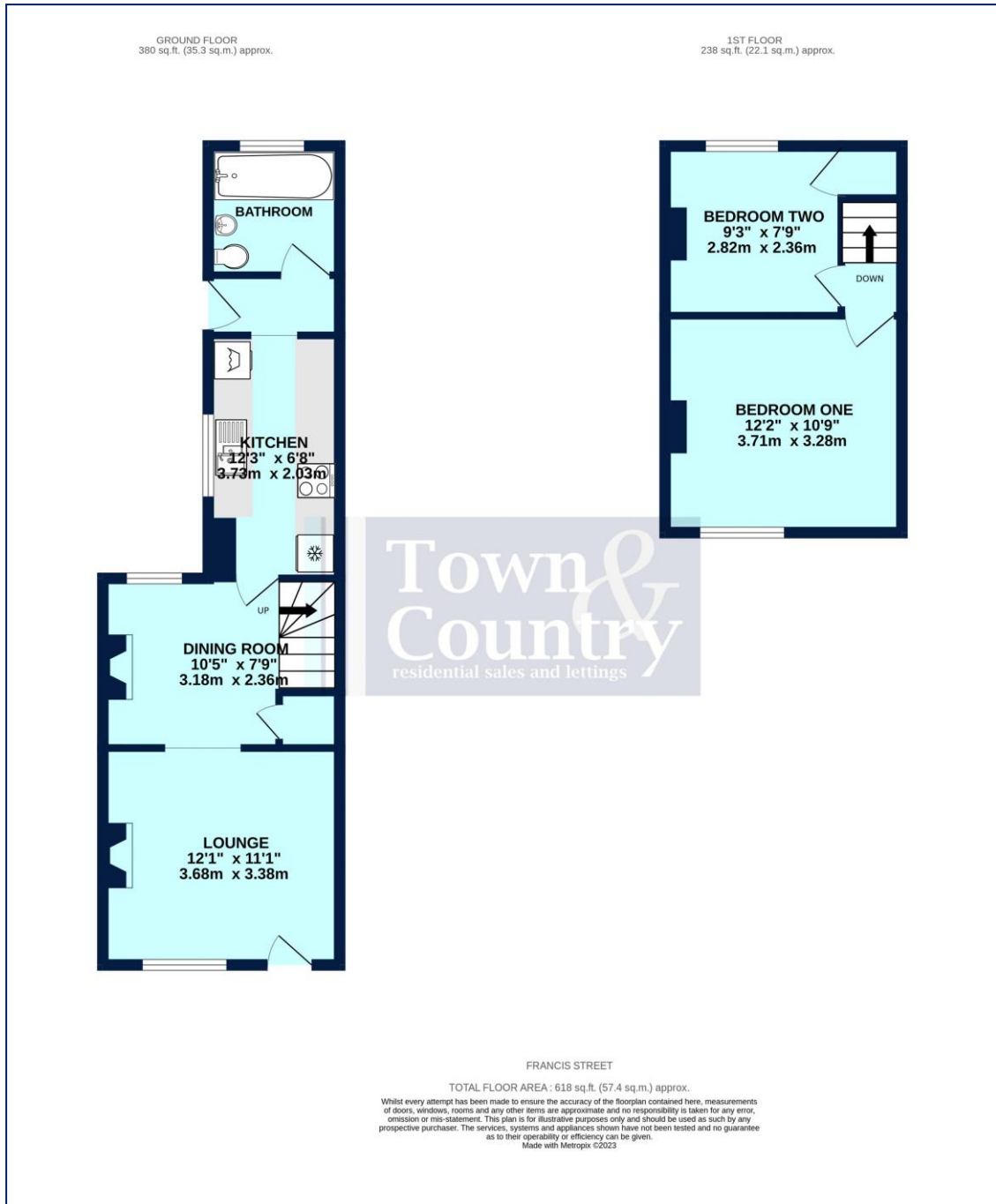
9' 3" x 7' 9" (2.82m x 2.36m)

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		



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