

**Queen Street
BRIGHTLINGSEA
CO7 0PH
£295,000 Freehold**

**Town &
Country**
residential sales and lettings





- PERIOD CHARACTER PROPERTY
- LIVING ROOM WITH OPEN FIRE
- EXPOSED BEAMS THROUGHOUT
- TWO RECEPTION ROOMS
- KITCHEN WITH AGA
- TWO BEDROOMS
- FAMILY BATHROOM
- GRADE TWO LISTED BUILDING
- WALKING DISTANCE TO HIGH STREET
- OFF STREET PARKING

We are delighted to present this Grade II listed semi detached cottage, situated in the heart of Brightlingsea & located within easy reach of the town centre.

Lovingly cared for by its current owners, this character home boasts two bedrooms, a family bathroom, an open-plan living/dining room and a kitchen leading to the rear garden, this home is a must see.

Featuring exposed beams, a grand open fireplace and a kitchen aga, this property has a wealth of character befitting a property of this age and heritage.

To compliment the home, there is a charming garden with a patio area & a pond with a bridge feature and outhouses.

Complete with off road parking and being offered chain free, this home is available to view now.

Call for an appointment to avoid disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE DOOR

Leading to:

LOUNGE

13' 5" x 12' 10" (4.09m x 3.91m)

Window to front, cosy family space, open fire, tiled flooring. Two wall lights, radiator.

DINING ROOM

14' 8" x 11' 10" (4.47m x 3.60m)

Brick paved flooring, original cooker and fire still existing. Two wall lights, radiator. Access to stairs leading to first floor.

KITCHEN

13' 0" x 8' 11" (3.96m x 2.72m)

The Aga fills the whole room with heart, wooden worktops, custom fitted base units and free standing sideboard, space for appliances. Butler sink, two ceiling lights, window to rear, tiled flooring. Generous kitchen space, doors leading to dining room and garden.

BEDROOM ONE

13' 1" x 10' 11" (3.98m x 3.32m)

Window to front, wood flooring, three wall lights, radiator. Generous sized double bedroom, plenty of space for additional furniture, existing chimney breast, exposed brick and existing beams, integrated wardrobe space.

BEDROOM TWO

9' 0" x 6' 7" (2.74m x 2.01m)

Window to rear, carpet flooring, wall light, radiator, single bedroom. Perfect nursery/study. Views out onto rear garden, built-in wardrobe.



BATHROOM

12' 2" x 5' 11" (3.71m x 1.80m)

Good sized bathroom with white three piece suite, roll top bath with claw feet and shower attachment, two wall lights, radiator. Window to side, wood flooring.

EXTERIOR

FRONT

Part paved, part shingled driveway to the side of the property, access to rear garden via wooden gate.

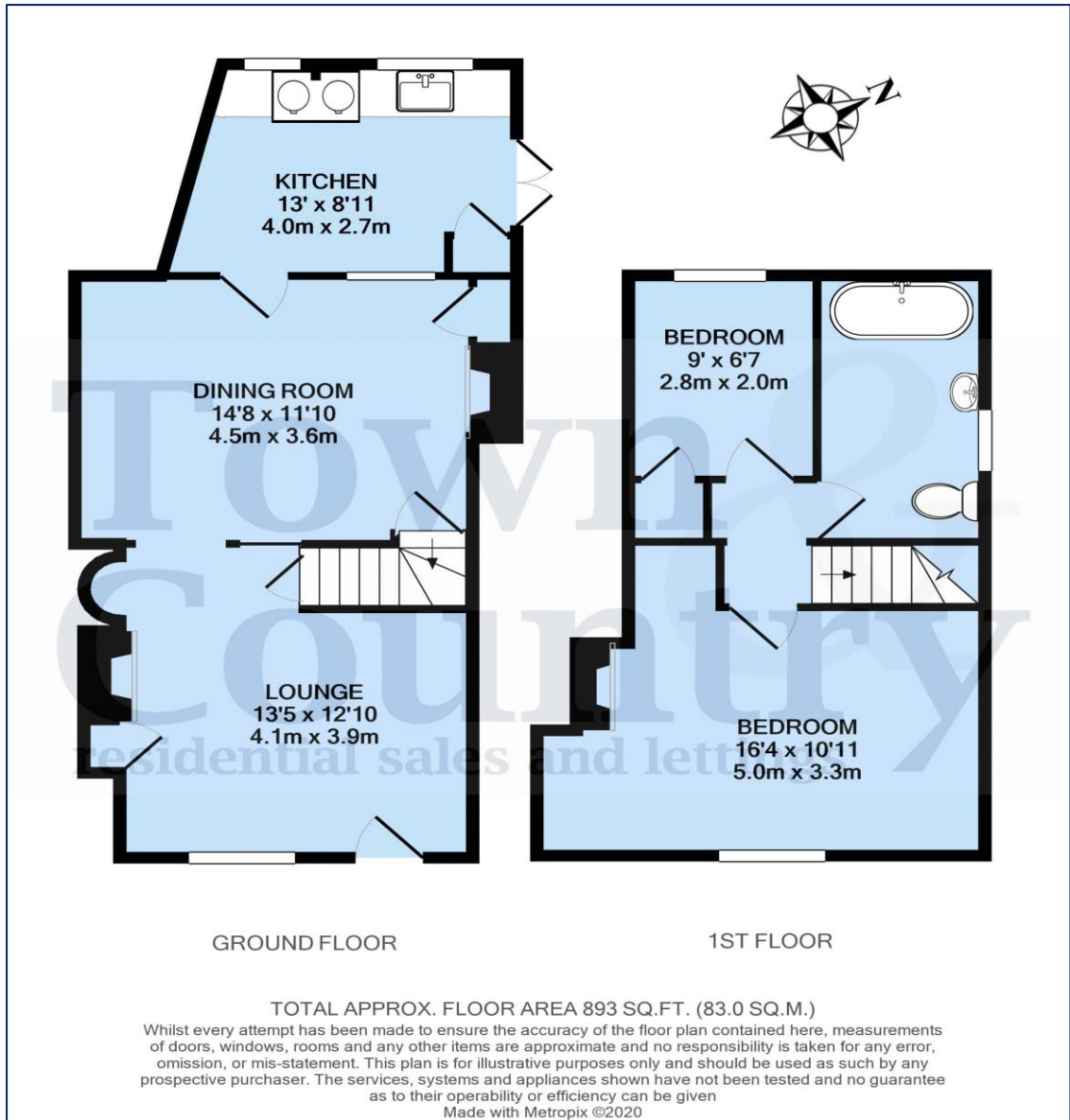
REAR

Beautiful water feature pond with bridge over, great space for green fingers, summer house. workshop at the bottom of the garden with full electricity. Boundary retained by privacy fencing.

AGENT'S NOTES

Access to insulated loft from Bedrooms One and Two.





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