

**Eastern Road
BRIGHTLINGSEA
CO7 0HU
£235,000 Freehold**

Town & Country
residential sales and lettings





- TWO BEDROOM SEMI-DETACHED HOUSE
- FIRST FLOOR BATHROOM
- FITTED KITCHEN
- LIVING ROOM
- DINING ROOM

- OPEN FIREPLACE & LOG BURNER
- GROUND FLOOR WC
- DOUBLE GLAZED SASH WINDOWS
- WALKING DISTANCE TOWN CENTRE
- ENCLOSED REAR GARDEN

****TWO BED SEMI-DETACHED COTTAGE CLOSE TO TOWN CENTRE ****

Located with a minutes walk to the school and town centre this is a rare opportunity to purchase a two bedroom home in one of the most sought after locations in Brightlingsea.

This beautiful property has a lounge with a separate dining room, contemporary fitted kitchen, utility room and downstairs cloakroom.

Upstairs there are two double bedrooms and a family bathroom.

Outside you have an enclosed garden with side access.

**** CALL TODAY TO ARRANGE A VIEWING ****



The accommodation with approximate room sizes are as follows:

LOUNGE

11' 0" x 10' 1" (3.35m x 3.07m)

Double glazed sash window to front, centre light, Oak wood flooring, dado rails, radiator. Feature fireplace, door leading to hall.

DINING ROOM

11' 2" x 10' 1" (3.40m x 3.07m)

French doors to rear, centre light, Oak wood flooring, log burner with hearth and surround, radiator. Door to under stair storage housing electric meter.

KITCHEN

11' 5" x 6' 2" (3.48m x 1.88m)

Window to side, centre light, space for oven, fridge/freezer and dishwasher. Range of base units with oak style worktops, 1½ bowl Belfast ceramic sink with mixer taps, Oak style flooring, tiled splashbacks, opening to:

UTILITY AREA

5' 8" x 3' 0" (1.73m x 0.91m)

Space and plumbing for washing machine, space for tumble dryer, UPVC door leading to garden.

GROUND FLOOR CLOAKROOM

4' 7" x 3' 3" (1.40m x 0.99m)

Obscured window to side, oak effect flooring. Low level WC and pedestal wash hand basin. Part-tiled walls, range of cupboards, wall mounted boiler.

HALLWAY

Stairs leading to first floor landing.



LANDING

Carpet flooring, access to boarded loft.

BEDROOM ONE

11' 1" x 10' 0" (3.38m x 3.05m)

Double glazed sash window to rear, radiator, centre light, carpet. Storage cupboard, space for furniture, double room, door leading to:

BATHROOM

11' 4" x 6' 2" (3.45m x 1.88m)

Obscured double glazed sash window to side, inset spot lights, vinyl flooring, radiator, tongue and groove panelling. Low level WC, pedestal wash hand basin, shower enclosure, panelled bath, airing cupboard.

BEDROOM TWO

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed sash window to front, radiator, centre light, carpet, storage cupboard, space for double bed, feature fireplace.

EXTERIOR

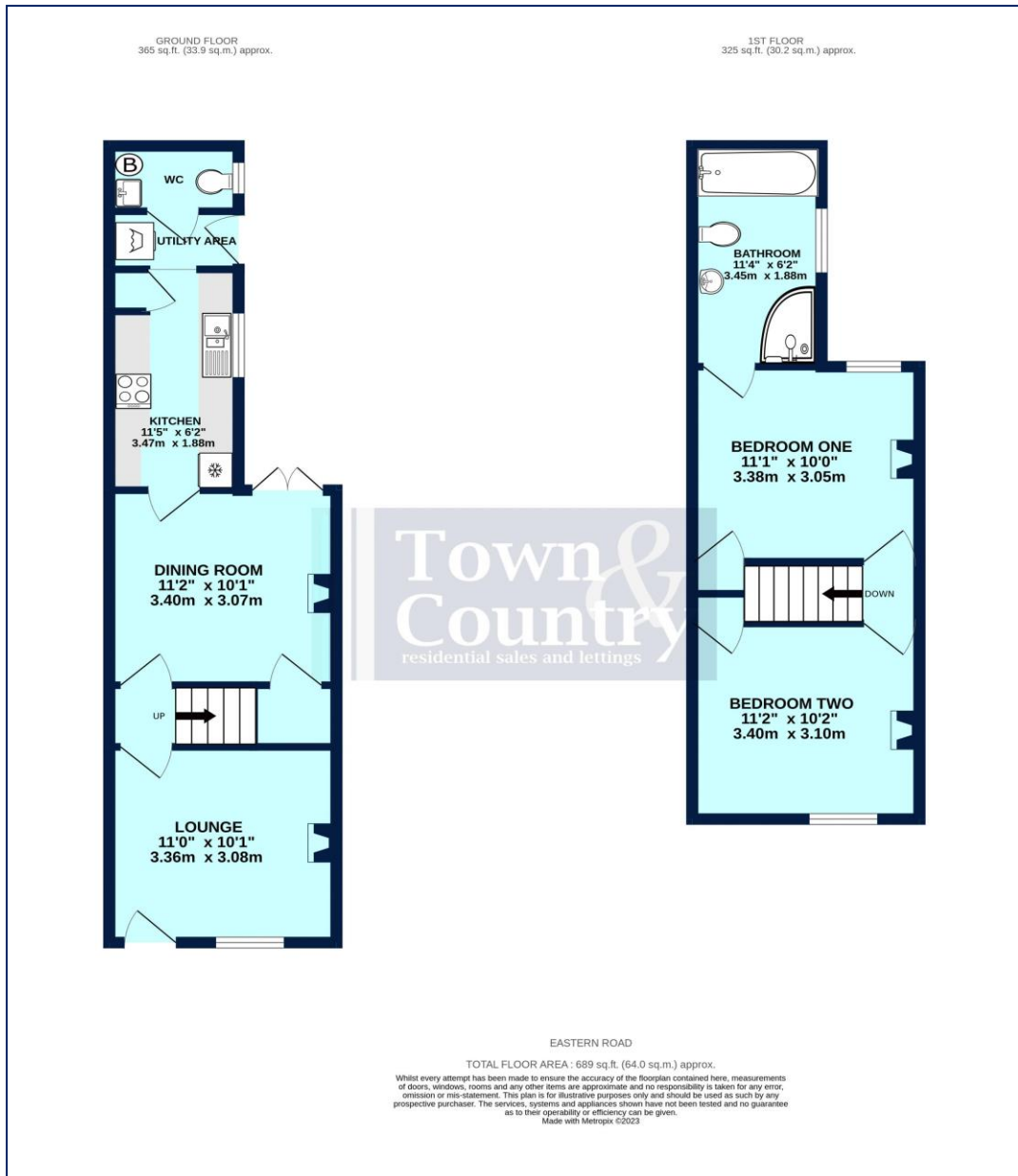
FRONT

Dwarf brick wall with path leading to front door, gravel area to side.

REAR

Side access with path to rear, patio area, garden area, shed, outside tap, mature shrubs and flowers bed, boundary fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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