

**John Street
BRIGHTLINGSEA
CO7 0NA
£265,000 Freehold**

**Town &
Country**
residential sales and lettings





- CHARACTER PROPERTY
- THREE BEDROOMS
- LIGHT & AIRY EXTENDED KITCHEN
- LARGE LOUNGE/DINER
- CONSERVATORY
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- RECENTLY DECORATED
- GAS CENTRAL HEATING
- IDEALLY SITUATED

**** OUTSTANDING CHARACTER COTTAGE ****

This beautiful three bedroom property with traditional features is situated just a short walk to both the town centre and the marina.

The accommodation includes a large lounge/dining room, light and airy extended kitchen, conservatory, three spacious bedrooms and a family bathroom.

Outside you have a low maintenance garden which is westerly facing for your afternoon sun.

**** HIGHLY MOTIVATED SELLER ****



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

19' 0" x 12' 0" (5.79m x 3.65m)

Windows to front, carpet, two centre lights, two radiators, feature fireplace housing a gas log effect burner.

KITCHEN

15' 3" x 10' 9" (4.64m x 3.27m)

Window to rear, door to side access, tiled flooring, centre light. Country Style wall and base units with wood effect roll top work surface, one and a half bowl stainless steel sink/drain, eye level double oven, fitted electric hob, space for washing machine and fridge/freezer, feature fireplace housing gas log effect burner, access to conservatory.

CONSERVATORY

11' 0" x 7' 2" (3.35m x 2.18m)

Windows to rear, French Doors to rear garden, tiled flooring, wall mounted lights, radiator.

FAMILY BATHROOM

7' 6" x 5' 5" (2.28m x 1.65m)

Obscured window to rear, tiled flooring, centre light, radiator. Panelled bath, low level WC, pedestal wash hand basin and separate shower enclosure. Partially tiled walls, heated towel rail.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 1" x 10' 7" (3.68m x 3.22m)

Window to front, carpet, centre light, radiator, walk-in wardrobe.



BEDROOM TWO

9' 3" x 8' 4" (2.82m x 2.54m)

Window to front, carpet, centre light, radiator, loft access.

BEDROOM THREE

8' 11" x 7' 8" (2.72m x 2.34m)

Window to rear, carpet, centre light, radiator.

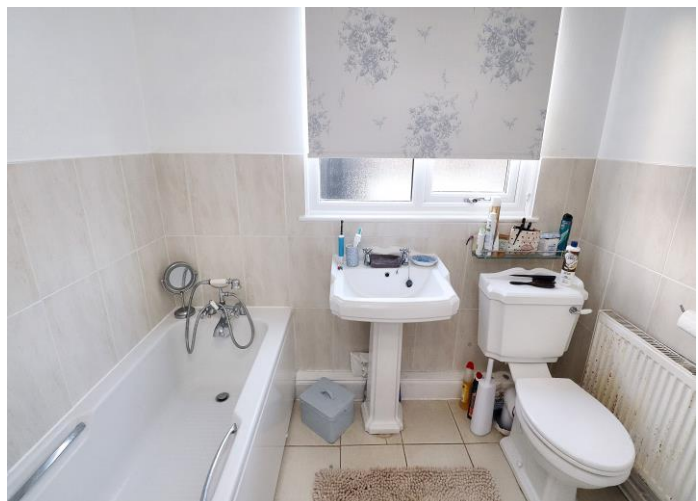
EXTERIOR

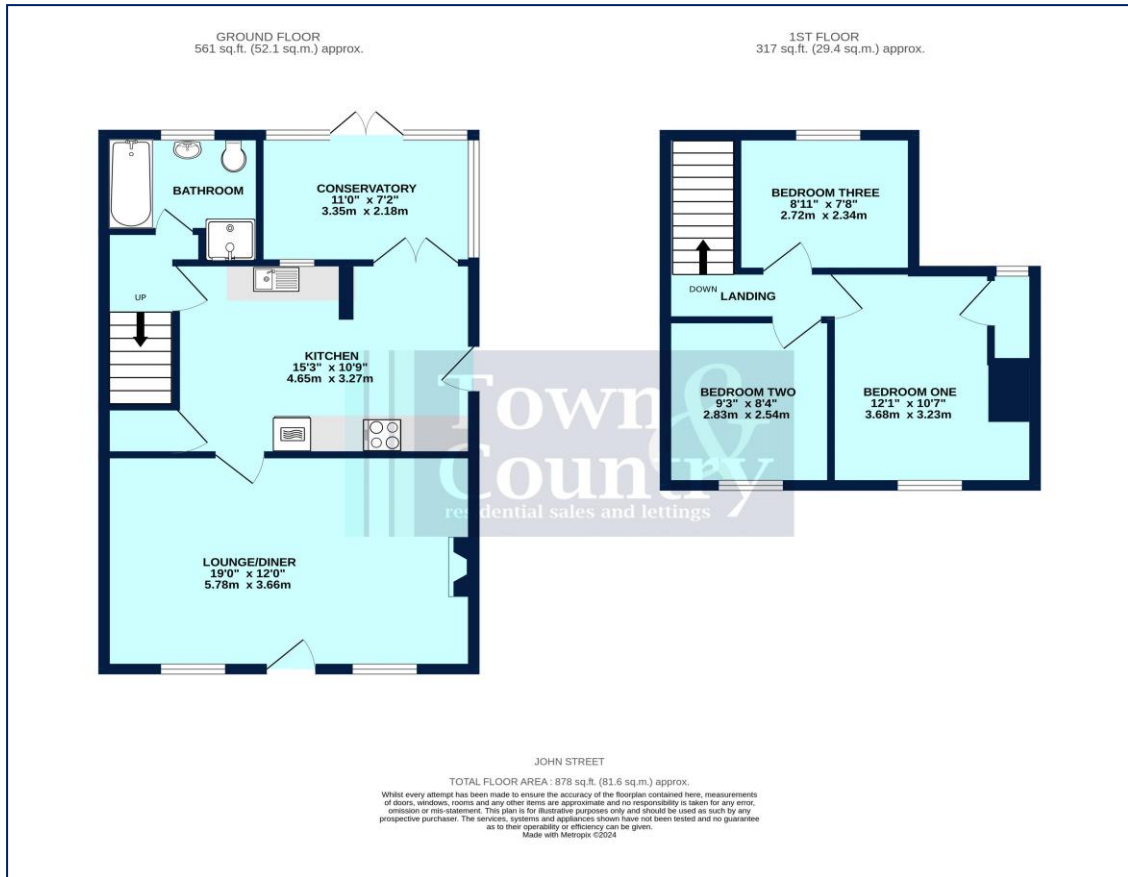
FRONT

Paved area bordered by wrought iron railings and entrance gate.

REAR

Patio area with decorative borders and mature tree with an artificial grass quadrant and garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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