

**Sydney Street
BRIGHTLINGSEA
CO7 0BD
£200,000 Freehold**

Town & Country
residential sales and lettings





- END OF TERRACE
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER
- FITTED KITCHEN
- UTILITY ROOM
- BATHROOM
- REAR GARDEN with SIDE ACCESS
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- IDEAL LOCATION

**** FANTASTIC STARTER HOME ****

This tastefully decorated, end of terrace cottage, is situated just minutes walk from both the Town Centre and the Waterfront.

Inside you will find a large lounge/diner, re-modelled kitchen with utility room and bathroom, upstairs there are two double bedrooms which complete this home.

Outside you have a rear garden and patio area which has its own side access.



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

21' 11" x 10' 8" (6.68m x 3.25m)

uPVC front door, window to front, wood effect laminate flooring, two centre lights, two radiators, feature fireplace, stairs leading to first floor landing.

KITCHEN

9' 8" x 7' 1" (2.94m x 2.16m)

Window to side, tiled flooring, centre light. Range of cream gloss wall and base units with contrasting black roll top counter, 1 ½ bowl stainless steel sink drainer, integrated oven and hob, space for fridge/freezer.

UTILITY ROOM

5' 4" x 3' 3" (1.62m x 0.99m)

Door to side. tiled flooring, centre light, space for washing machine and tumble dryer.

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

Obscured window to rear, tiled flooring, centre light, radiator. Panelled bath, low level WC and pedestal wash hand basin.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 7" x 9' 11" (3.22m x 3.02m)

Window to front, carpet, centre light, radiator, storage cupboard.



BEDROOM TWO

11' 11" x 7' 5" (3.63m x 2.26m)

Window to rear, carpet, centre light, radiator, fitted wardrobe.

EXTERIOR

Side access to rear garden, fenced borders, laid to lawn with shrubs and trees.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		







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