

**North Road, Brightlingsea  
CO7 0PL  
Offers Over £245,000 Freehold**







- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **OFF ROAD PARKING**
- **LOUNGE WITH LOG BURNER**
- **KITCHEN/DINER**
- **CONSERVATORY**

- **THREE FIRST FLOOR BEDROOMS**
- **FIRST FLOOR BATHROOM**
- **SOUTH WESTERLY FACING GARDEN**
- **CENTRALLY LOCATED NEAR SHOPS, SCHOOLS & WATERFRONT**
- **GREAT FAMILY HOME IN THE HEART OF BRIGHTLINGSEA**

### THREE BEDROOM SEMI-DETACHED HOUSE WITH PARKING

Centrally located and just a short stroll to the shops, Waterfront, bus routes and Primary/Secondary schools, this home ticks all the boxes.

Good sized ground floor accommodation includes lounge with log burner and bay fronted window which floods the room with natural light, kitchen/diner plus a conservatory.

The private south westerly facing garden will enjoy the afternoon sun and off road parking is a huge bonus!

**THIS HOUSE HAS HEAPS OF POTENTIAL**



The accommodation with approximate room sizes are as follows:

#### **HALLWAY**

Laminate flooring, centre light, radiator, doors to:

#### **LOUNGE**

12' 1" x 10' 9" (3.68m x 3.27m)

Bay window to front aspect, laminate flooring, centre light, radiator, log burner with surround.

#### **KITCHEN/DINER**

15' 0" x 12' 7" (4.57m x 3.83m)

Windows to rear and side aspects, patio doors leading to conservatory, laminate flooring. Range of white gloss wall and base units with work tops over, space for washing machine and cooker. Single stainless steel sink with drainer, tiled splash backs, radiator. Under stairs storage cupboard.

#### **CONSERVATORY**

14' 1" x 7' 4" (4.29m x 2.23m)

Patio doors to rear garden, laminate flooring, wall mounted lights.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE**

12' 7" x 9' 1" (3.83m x 2.77m)

Window to front aspect, radiator, fitted wardrobe.



## **BEDROOM TWO**

10' 2" x 8' 3" (3.10m x 2.51m)  
Window to rear aspect.

## **BEDROOM THREE**

10' 0" x 6' 0" (3.05m x 1.83m)  
Window to rear aspect.

## **BATHROOM**

Recently fitted suite including panelled bath with shower attachment, low level WC and wash hand basin.  
Window to side aspect.

## **EXTERIOR**

### **FRONT**

Mature privacy hedging, driveway providing off-road parking and pathway to front door, side gate to rear.

### **REAR**

South westerly facing garden, mainly laid to lawn with boundary fencing, shrub borders, shed, side access, slated patio area to front of rear garden.







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