

**Well Street, Brightlingsea  
CO7 0JW  
Guide Price £180,000-£200,000  
Freehold**





- SEMI-DETACHED HOUSE
- PERFECT FIRST HOME
- WOULD BENEFIT FROM MODERNISATION
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- KITCHEN & SEPARATE UTILITY AREA
- BATHROOM
- PRIVATE REAR GARDEN
- IDEAL LOCATION
- NO ONWARD CHAIN

**\*\* FANTASTIC STARTER HOME \*\***

Centrally located within walking distance to the town centre and beach, this two bedroom semi-detached house, is an ideal first time purchase with the potential to modernise and make your own.

The ground floor of the property features an open plan lounge/diner, galley kitchen with separate utility area and bathroom.

To the first floor there are two double bedrooms. The large rear garden is ideal for both entertaining and gardeners alike.

With No Onward Chain, this rear is a unique opportunity to get on the housing ladder.





The accommodation with approximate room sizes are as follows:

## LOUNGE/DINER

18' 9" x 11' 6" (5.71m x 3.50m)

Partially glazed entrance door, windows to front and rear aspects, carpet flooring, centre and wall lights, two radiators.

## KITCHEN

9' 5" x 7' 1" (2.87m x 2.16m)

Door to rear garden, window to side aspect, wood flooring, centre light, radiator. Range of wall and base units, stainless steel sink/drain, space for gas cooker and fridge freezer.

## UTILITY AREA

7' 0" x 3' 0" (2.13m x 0.91m)

Wood flooring, centre light, wall mounted boiler, space for washing machine and tumble dryer.

## BATHROOM

5' 11" x 5' 11" (1.80m x 1.80m)

Obscured window to side aspect, tiled flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin, partially tiled walls.



### **FIRST FLOOR LANDING**

Loft access, doors to:

### **BEDROOM ONE**

11' 10" x 10' 0" (3.60m x 3.05m)

Window to front aspect, carpet flooring, centre light, radiator, fitted wardrobes.

### **BEDROOM TWO**

8' 11" x 8' 3" (2.72m x 2.51m)

Window to rear aspect, carpet flooring, centre light, radiator.

### **REAR GARDEN**

Patio, laid to lawn, vegetable plot, greenhouse, garden shed.

### **AGENT'S NOTE**

The Seller has advised that the fridge/freezer and cooker are to remain.



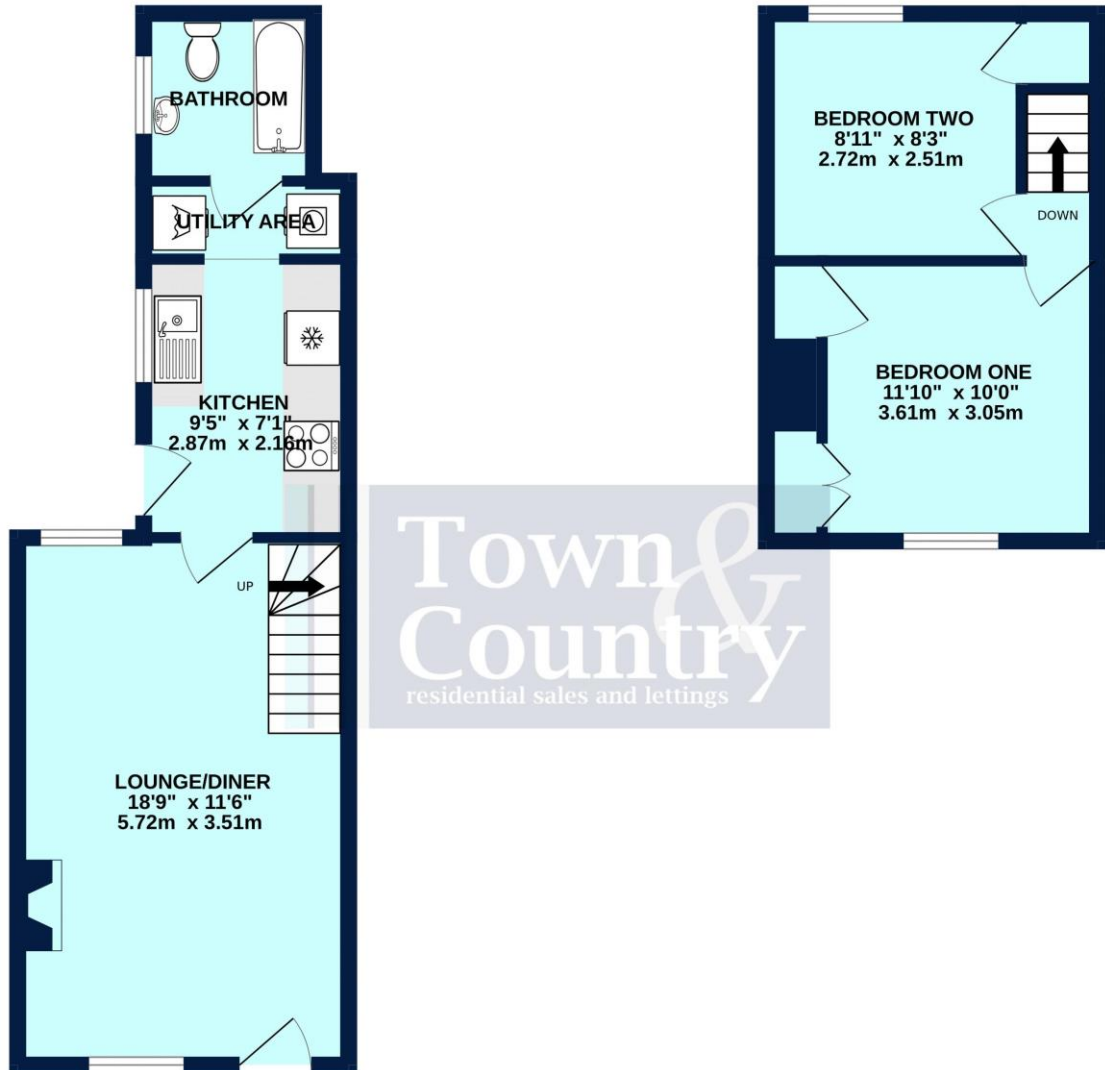




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



WELL STREET

TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

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