

**Sydney Street, Brightlingsea**

**CO7 0BE**

**Offers in Excess of £200,000**

**Freehold**





- SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM
- GALLEY KITCHEN
- FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- IDEAL FOR FIRST BUYERS
- WALKING DISTANCE TO TOWN CENTRE & MARINA

## **\*\* TWO BEDROOM STARTER HOME \*\***

This very well presented, semi-detached house, is an ideal property for first times buyers and couples alike. Located within walking distance to the Town Centre and Marina, you are well placed for shops, pubs and local amenities.

There are two reception rooms, creating multiple living areas that are perfect for relaxation or entertaining guests. The first is currently used as a comfy lounge and the second is a spacious dining room. The heart of the home is the galley kitchen which is designed with a layout that maximises the functionality of the space. The family bathroom completes the ground floor. To the first floor you will find two double bedrooms, featuring ample space for your comfort and convenience. These rooms provide an ideal setting for rest and relaxation, making them the perfect personal retreats after a long day.

Outside you have a courtyard style low maintenance garden for your summer enjoyment. This semi-detached house combines comfort and convenience in one package.

We invite you to explore what this property has to offer, and we are confident you will appreciate its potential as your new home.





The accommodation with approximate room sizes are as follows:

## **LOUNGE**

10' 11" x 10' 5" (3.32m x 3.17m)

uPVC entrance door, window to front aspect, laminate flooring, centre light, radiator, feature fireplace.

## **HALL**

Stairs to First Floor Landing.

## **DINING ROOM**

11' 0" x 9' 9" (3.35m x 2.97m)

Window to rear aspect, laminate flooring, centre light, radiator. Storage cupboard, stairs to first floor landing.

## **KITCHEN**

11' 4" x 6' 1" (3.45m x 1.85m)

Window to side aspect, vinyl flooring, centre light. Range of wall and base units, with integrated electric hob with extractor over, electric oven, 1½ bowl stainless steel sink/drain, space for washing machine and fridge/freezer.

## **LOBBY**

Door to rear, boiler cupboard.

## **FAMILY BATHROOM**

6' 11" x 6' 2" (2.11m x 1.88m)

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



## FIRST FLOOR LANDING

Doors to:

### BEDROOM ONE

11' 1" x 10' 7" (3.38m x 3.22m)

Window to front aspect, carpet flooring, centre light, radiator. Built in cupboard with loft access hatch.

### BEDROOM TWO

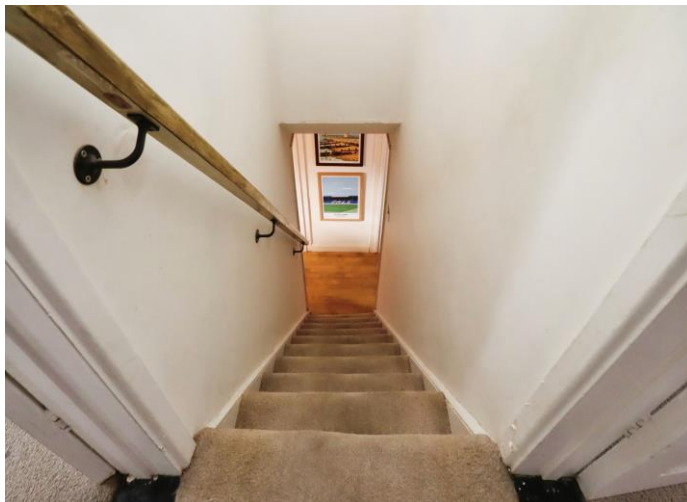
11' 2" x 9' 10" (3.40m x 2.99m)

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

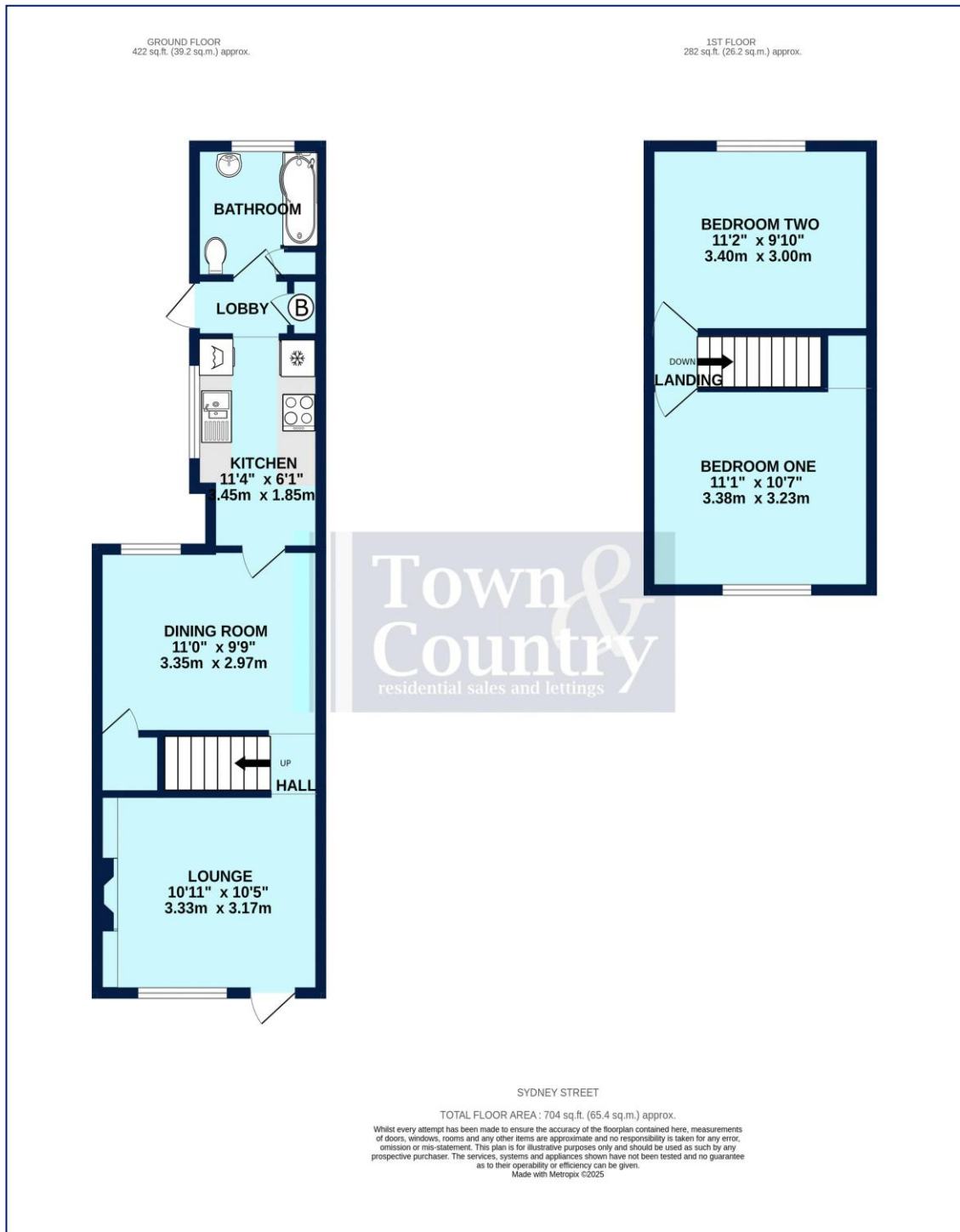
### EXTERIOR

Side access to front, patio area, low maintenance artificial grass.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied