

**Upper Park Road, Brightlingsea
CO7 0JL
£250,000 Freehold**

Town & Country
residential sales and lettings



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- TWO BEDROOM SEMI-DETACHED COTTAGE
- CLOSE TO SCHOOLS AND SHOPS
- LOUNGE
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- LOW MAINTENANCE GARDEN
- GREAT FIRST TIME BUY
- WALKING DISTANCE TOWN CENTRE
- ENCLOSED REAR GARDEN

LOOKING FOR YOUR FIRST HOME?

Then take look at this charming TWO BEDROOM SEMI-DETACHED COTTAGE!

Step inside this period home and you'll discover a beautiful property that preserves a wealth of traditional features. Benefitting from a large lounge and a bright and airy fitted kitchen/breakfast room with patio doors leading to the low maintenance enclosed rear garden with side access.

Upstairs there are two double bedrooms and a family bathroom.

With its unique features and prime location, this property presents an exciting opportunity for those seeking a property they can shape into their dream home.

Act fast to seize this opportunity.



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

19' 11" x 11' 9" (6.07m x 3.58m)

Entrance door. Window to front and side aspects, carpet flooring, centre light. Two original fireplaces, radiator. Stairs leading to first floor landing.

KITCHEN/BREAKFAST ROOM

11' 11" x 9' 8" (3.63m x 2.94m)

Patio doors to rear garden, window to side aspect. Range of fitted wall and base units with worksurfaces over inset gas hob, integrated oven. Inset sink and drainer unit. Storage cupboard with wall mounted central heating boiler, radiator.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

11' 10" x 9' 11" (3.60m x 3.02m)

Window to front aspect, carpet flooring, centre light, radiator. Storage cupboard.

BEDROOM TWO

12' 0" x 8' 4" (3.65m x 2.54m)

Window to rear aspect, carpet flooring, centre light, radiator. Built in storage cupboard.

FAMILY BATHROOM

9' 0" x 5' 8" (2.74m x 1.73m)

Window to rear aspect, vinyl flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin, fully tiled walls.

EXTERIOR

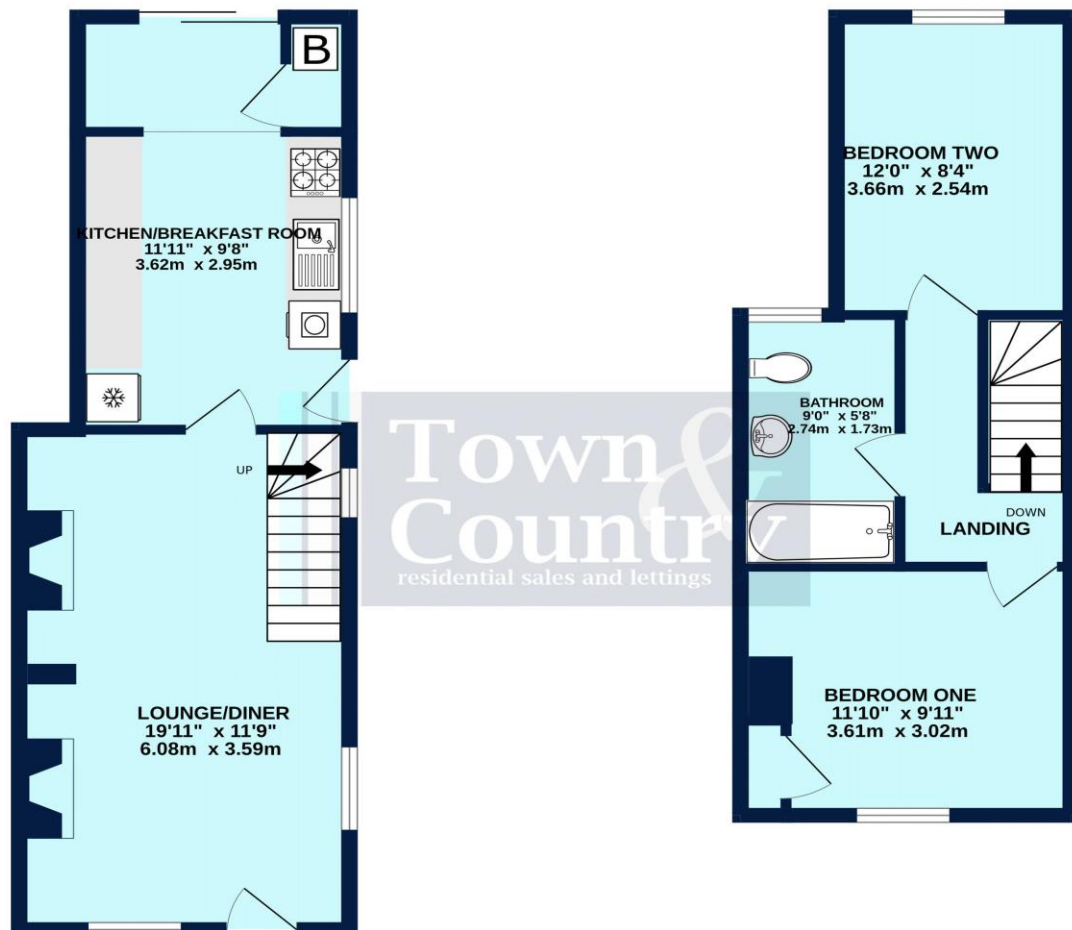
Patio area, laid to lawn, fencing to side and rear, gated side access.



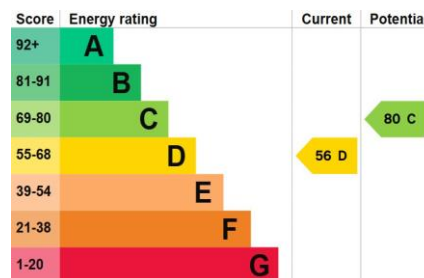


GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.
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