

**Ophir Road, Brightlingsea
CO7 0GZ
Offers in the Region Of £220,000
Freehold**





- TWO BEDROOM CHARACTER FILLED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR TOILET
- PRIVATE GARDEN
- GARAGE
- DOUBLE GLAZING/GAS CENTRAL HEATING
- STRIPPED PINE DOORS/OPEN FIRE
- FEW MINUTES WALK TO WATERFRONT & SHOPS

A CHARMING TWO BEDROOM CHARACTER FILLED HOME IN LOWER BRIGHTLINGSEA

This is such an inviting house with its two traditional reception rooms, one with a glorious open fire, kitchen and ground floor shower room plus a toilet upstairs for added convenience!

The minute you enter this gorgeous home you feel calm and cosiness. The stripped pine doors, wooden floors and high ceilings give homely vibes and the location is perfect - Just a few minutes walk to the Town Centre shops and the Marina!

The outside space is overlooked and has direct access at the bottom of the garden to the secure garage - A rarity in lower Brightlingsea!

A DELIGHTFUL HOME THAT SIMPLY MUST BE VIEWED



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, stairs to first floor landing.

LOUNGE

12' 1" x 10' 10" (3.68m x 3.30m)

Double glazed window to front aspect, feature fireplace, radiator.

DINING ROOM

12' 0" x 11' 3" (3.65m x 3.43m)

Double glazed window to side and rear aspects, feature fireplace. Under stairs cupboard.

KITCHEN

10' 2" x 5' 11" (3.10m x 1.80m)

Range of base, drawer and eye level units with work surface over inset circular sink and drainer. Space for cooker, washing machine and fridge/freezer. Double glazed door leading to rear garden, double glazed window to side aspect.

SHOWER ROOM

Corner shower cubicle, low level WC and wash hand basin. Double glazed window to rear aspect, heated towel rail.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed door to rear aspect, laminate flooring, radiator. Door to:

EN-SUITE CLOAKROOM

Low level WC and wash hand basin. Double glazed window to side aspect.

BEDROOM TWO

12' 0" x 10' 11" (3.65m x 3.32m)

Double glazed window to front aspect, laminate flooring, radiator.

EXTERIOR

FRONT

Situated on a corner plot low brick wall and path leading to side entrance door.

REAR

Low maintenance garden with paved patio with raised borders and enclosed by panel fencing.

GARAGE

Detached garage with power and light, Remote electric door, courtesy door to garden.

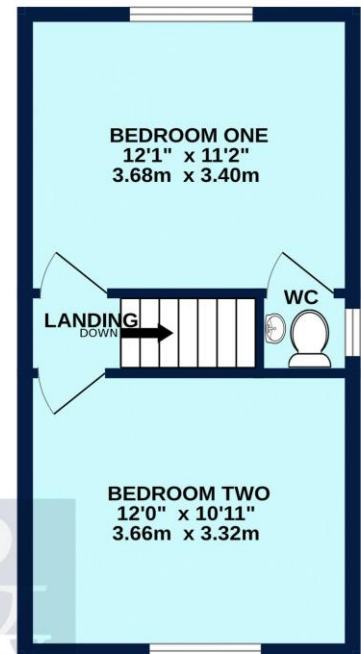




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



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OPHIR ROAD

TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

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