

**Spring Road
BRIGHTLINGSEA
CO7 0PJ
£345,000 Freehold**

**Town &
Country**
residential sales and lettings





- CLOSE TO TOWN CENTRE & MARINA
- OFF ROAD PARKING & GARAGE
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN

- SEPARATE UTILITY ROOM
- CONSERVATORY
- MATURE GARDEN
- GAS CENTRAL HEATING
- MUST BE SEEN

**** THREE BEDROOM DETACHED HOUSE ****

Situated just a short walk from the town centre and Marina, this family home is ideally situated for shops, schools and leisure activities.

To the ground floor there is a lounge/diner, kitchen, separate utility room, cloakroom and conservatory.

The first floor comprises of three bedrooms, bathroom, separate toilet and office/study space.

Outside to the rear there is a mature garden with patio area, to the front you have off road parking for two vehicles as well as an integral garage.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Laminate flooring, uPVC door with glass panels.

ENTRANCE HALL

Laminate flooring, centre light.

LOUNGE/DINER

20' 11" x 11' 7" (6.37m x 3.53m)

Window to front, patio door to rear, laminate flooring, two centre lights, two radiators.

KITCHEN

10' 0" x 9' 4" (3.05m x 2.84m)

Window to rear, door to rear, vinyl flooring, centre light, radiator. Range of wall and base units, stainless steel sink drainer, walk in larder.

UTILITY ROOM

6' 2" x 5' 10" (1.88m x 1.78m)

Obscured window to side, vinyl flooring, centre light. Worktop, space for washing machine, dishwasher and tumble dryer.

CLOAKROOM

5' 11" x 3' 5" (1.80m x 1.04m)

Obscured window to rear, laminate flooring, centre light, radiator. Low level WC and wall mounted hand wash basin, partially tiled walls.



CONSERVATORY

10' 6" x 8' 4" (3.20m x 2.54m)

Windows to side and rear, door to rear, carpet, radiator.

FIRST FLOOR LANDING

Window to rear, carpet, centre light, radiator, access to loft.

BEDROOM ONE

12' 10" x 11' 8" (3.91m x 3.55m)

Window to front, wood flooring, centre light, radiator, integral double wardrobe.

DRESSING AREA

4' 11" x 3' 5" (1.50m x 1.04m)

Window to front, wood flooring

BEDROOM TWO

12' 1" x 8' 7" (3.68m x 2.61m)

Window to rear, carpet, centre light, integral double wardrobe, radiator.

BEDROOM THREE

9' 9" x 8' 3" (2.97m x 2.51m)

Window to front, carpet, centre light, radiator.

STUDY/OFFICE

8' 11" x 4' 11" (2.72m x 1.50m)

Window to rear, carpet, centre light, built in shelving.

BATHROOM

7' 11" x 6' 8" (2.41m x 2.03m)

Obscured window to side, wood flooring, centre light. Panelled bath with wall mounted electric shower over, combination vanity unit, heated towel rail, partially tiled walls.

WC

5' 0" x 4' 10" (1.52m x 1.47m)

Obscured window to side, wood flooring, centre light, radiator, low level WC.

EXTERIOR

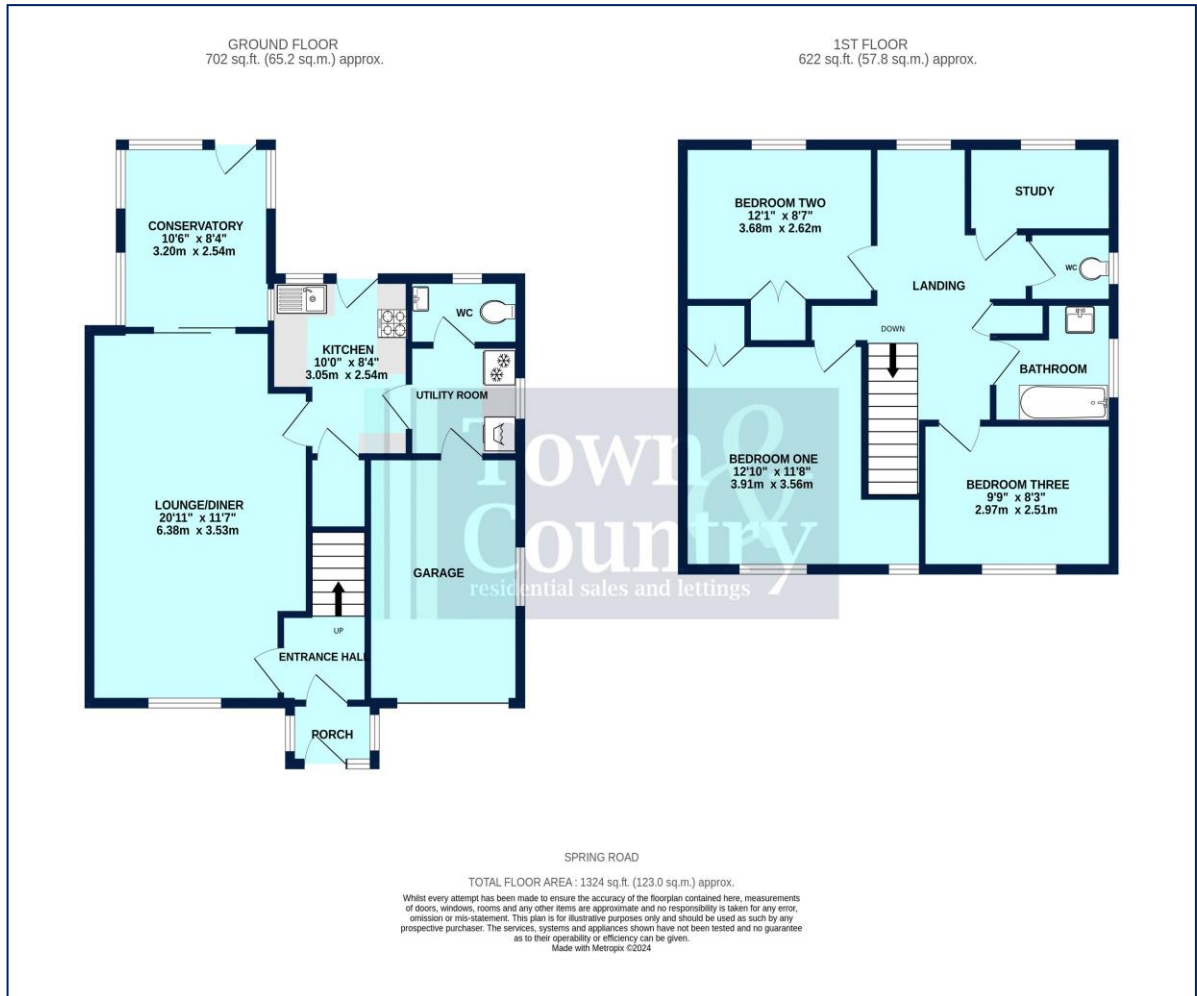
FRONT

Off road parking for two vehicles, block paved, garage access.

REAR

Laid to lawn with mature trees and shrubs, raised patio area, flower borders, garden shed.





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

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