

**Tower Street, Brightlingsea
CO7 0AN
Guide Price £365,000 to £375,000
Freehold**

Town & Country
residential sales and lettings



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- BAY FRONTED DETACHED CHARACTER HOUSE
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTIONS
- MODERN FOUR PIECE BATHROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM
- GENEROUS PLOT
- WALKING DISTANCE OF TOWN AND MARINA
- CHAIN FREE

**** AN IMPRESSIVE CHAIN FREE THREE BEDROOM TWO RECEPTION DETACHED CHARACTER HOME LOCATED WITH ACCESS TO THE MARINA AND TOWN CENTRE****

This established Bay fronted house has many additional features with gas to radiator central heating, double glazing, utility room, ground floor cloakroom, kitchen/breakfast room, cosy living room with open fireplace, three and re-modeled four piece bathroom suite.

The room sizes are spacious and the accommodation is set out over two floors.

The property stands on a generous plot of 0.08 acres with a westerly established garden extending to about 62ft.

An appointment should be made to appreciate the accommodation sizes on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

11' 5" x 6' 6" (3.48m x 1.98m)

Double glazed entrance door and side window. Stair flight to first floor landing, storage under stairs, wood laminate flooring, radiator.

LIVING ROOM

16' 1" x 12' 5" (4.90m x 3.78m)

Recessed lighting, double glazed feature Bay window to front elevation. Fire surround with inset open fire, window seating and storage to Bay. Two radiators.

DINING/SECOND RECEPTION ROOM

19' 4" x 11' 1" (5.89m x 3.38m)

Double glazed window to rear elevation, picture rail, fire surround with open fire grate, range of built in cupboards. Wood laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

14' 7" x 10' 2" (4.44m x 3.10m)

Recessed lighting, double glazed window to garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under, range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Space for American style fridge/freezer, Hotpoint filter hood over a four ring ceramic hob, built-in electric oven in tall standing unit, pull out larder cupboard. Tiled flooring, radiator.

UTILITY ROOM

5' 10" x 3' 5" (1.78m x 1.04m)

Recessed lighting, work top, space for washing machine. Double glazed door to garden, tiled flooring.



FIRST FLOOR LANDING

8' 2" x 6' 10" (2.49m x 2.08m)

Double glazed window to side elevation, doors to all rooms.

BEDROOM ONE

13' 1" x 11' 0" (3.98m x 3.35m)

Double glazed window front elevation, picture rail, radiator.

BEDROOM TWO

11' 3" x 11' 0" (3.43m x 3.35m)

Double glazed window to rear elevation, picture rail, radiator and fire surround.

BEDROOM THREE

9' 6" x 8' 2" (2.89m x 2.49m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

8' 0" x 7' 9" (2.44m x 2.36m)

Recessed lighting, two double glazed frosted windows to rear elevation. Low level WC, feature wash hand basin vanity unit under, free standing bath with mixer tap and shower spray and walk in shower with wall shower unit and screen. Heated towel radiator, tiled walls and tiled flooring. Access to loft space.

FRONT GARDEN

Set behind a brick wall with wooden gate and side access.

REAR GARDEN

Extending to approximately 62ft, established with concrete patio area, predominately laid mainly to lawn. Westerly facing with side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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