

**Silcott Street, Brightlingsea
CO7 0DR
Guide Price £250,000 to £260,000
Freehold**





- LOWER BRIGHTLINGSEA
- SEMI-DETACHED HOUSE
- TWO/THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN

- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOUTH WESTERLY GARDEN
- FRINGE OF TOWN CENTRE

**** LOCATION LOCATION LOCATION ****

Two/three bedroom semi-detached home ideally positioned in Silcott Street with only a short walk to the Marina, Waterfront and the High Street.

This well presented Bay fronted established house is set out over two floors.

The ground floor consists of a well appointed living room, inner hallway, dining room/second reception, fitted kitchen with a rear lobby leading to the back garden and ground floor bathroom.

The first floor has two good sized bedrooms for a house of this period with the benefit of a dressing room (or potential further bedroom) off of the second bedroom.

The rear garden is generous in size and has a south westerly orientation.



The accommodation with approximate room sizes are as follows:

LIVING ROOM

13' 11" x 12' 10" (4.24m x 3.91m)

Double glazed Bay window to front elevation, red brick style fire surround with fireplace alcove, radiator.

INNER HALLWAY

Stair flight to first floor landing, radiator.

DINING ROOM/SECOND RECEPTION

12' 10" x 11' 5" (3.91m x 3.48m)

Double glazed picture window and double glazed door to rear garden. Storage cupboard under stairs, radiator.

KITCHEN

13' 2" x 7' 6" (4.01m x 2.28m)

Double glazed window to side elevation, stainless steel single drainer sink unit with mixer taps and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces. Wall mounted matching cupboards and wall mounted gas fired boiler. Space for dishwasher, space for washing machine and built-in electric oven. Two further larder/storage cupboards.

REAR LOBBY

4' 5" x 2' 8" (1.35m x 0.81m)

Double glazed frosted door to garden, built-in storage cupboard, alcove for fridge/freezer.

BATHROOM

7' 5" x 4' 10" (2.26m x 1.47m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin and panel bath with shower unit over and tiled splash backs. Radiator.



FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE

13' 0" x 11' 5" (3.96m x 3.48m)

Double glazed window to front elevation, built in wardrobe cupboard, radiator.

BEDROOM TWO

13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window to rear elevation, radiator.

BEDROOM/DRESSING ROOM

13' 6" x 7' 11" (4.11m x 2.41m)

Double glazed window to rear elevation, radiator.

FRONT GARDEN

Set behind a brick boundary wall with access to front door. Shared side access to the rear garden.

REAR GARDEN

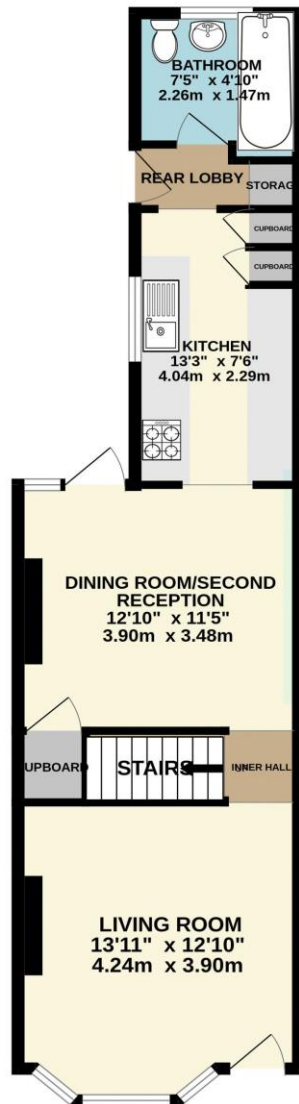
South westerly orientation, laid mainly to lawn with pathway to the rear of the garden. Timber shed, paved area and outside water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.

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