

Sydney Street, Brightlingsea
CO7 0BG
£270,000 Freehold





- THREE BEDROOM FAMILY HOME
- LARGER THAN AVERAGE COTTAGE
- LOUNGE
- CONSERVATORY OVERLOOKING GARDEN
- DINING AREA
- GROUND FLOOR BATHROOM
- DOUBLE GLAZING
- CENTRAL HEATING
- PRIVATE REAR GARDEN
- LOCATED CONVENIENTLY THE HEART OF BRIGHTLINGSEA

***NOT YOUR NORMAL SIZED TERRACE HOUSE! EXTRAORDINARY SPACIOUS THREE BEDROOM COTTAGE - MINUTES WALK FROM TO HIGH STREET & WATERFRONT ***

A brilliantly located THREE BEDROOM FAMILY HOME that is sure to impress - situated in the heart of Brightlingsea and close to all local amenities and shops, we are delighted to present this ready to move into property with bundles of character.

This delightful end terraced cottage benefits from a lounge, open plan fitted kitchen/dining room and conservatory, plus family bathroom and a secluded rear garden.

The property enjoys central heating and double glazing - A fabulous home in a great spot within walking distance to everything in the town.

STEP INSIDE TO FULLY APPRECIATE THE SPACE THAT IS ON OFFER



The accommodation with approximate room sizes are as follows:

LOUNGE

13' 0" x 11' 0" (3.96m x 3.35m)

Entrance door, UPVC double glazed window to front, brick built fireplace with pine surround and wood/log burner, radiator.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

14' 6" x 11' 4" (4.42m x 3.45m)

A good sized family space where cooking and dining can easily be enjoyed by the whole family. Laminated wood effect flooring, radiator. Rolled edge wood effect worktop inset ceramic single drainer sink. Range style cooker. A range of base and wall units. Tiled splash back, storage area, which sits under stairs, Opening to:

DINING AREA/CONSERVATORY

14' 0" x 11' 0" (4.26m x 3.35m)

UPVC door and window to side which overlooks the garden, laminated wood effect flooring, two radiators, UPVC French doors to rear.

BATHROOM

9' 0" x 7' 6" (2.74m x 2.28m)

Large bathroom which includes a pedestal sink, low level WC and free standing ceramic bath with centre mixer tap, shower head attachment and curtain surround. UPVC double glazed window to rear, radiator.



FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

14' 6" x 11' 4" (4.42m x 3.45m)

UPVC double glazed window to rear, exposed wooden floor, radiator. Storage cupboard, which could be converted into WC or wash basin.

BEDROOM TWO

11' 5" x 8' 6" (3.48m x 2.59m)

UPVC window to front, radiator.

BEDROOM THREE

11' 5" x 8' 6" (3.48m x 2.59m)

UPVC double glazed window to front, radiator.

EXTERIOR

REAR

Mature garden, with an array of shrubs and trees, raised patio area that steps down to an extensive paved area that leads to a large garden shed which is insulated and benefits from a power supply.







Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

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