

Silcott Street, Brightlingsea
CO7 0DS
£230,000 Freehold

Town & Country
residential sales and lettings





- CHAIN FREE
- TERRACED HOUSE
- TWO BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOUTH/WESTERLY REAR GARDEN
- SIDE ACCESS
- FRINGE OF TOWN CENTRE - CLOSE MARINA & LIDO/BEACH

**** LOCATION IS KEY ****

CHAIN FREE

Two bedroom terraced home ideally positioned in Silcott Street with only a short walk to the Marina, Waterfront and the High Street.

This well presented established house is accessed via herringbone style block paved garden.

Set out over two floors, the ground floor consists of a well appointed living room, inner hallway, dining room/second reception with access to a light and airy fitted kitchen over looking the back garden.

The first floor has two good sized bedrooms for a house of this period and the all important first floor four piece bathroom.

The rear garden extends to approximately 70ft and has a south westerly orientation with potential for off-road parking to the rear.



The accommodation with approximate room sizes are as follows:

LIVING ROOM

11' 4" x 10' 10" (3.45m x 3.30m)

Wooden entrance door, double glazed window to front elevation. Cast iron fire surround, wood laminate flooring, radiator.

INNER HALL

Stair flight to first floor landing.

DINING ROOM/SECOND RECEPTION

11' 6" x 10' 8" (3.50m x 3.25m)

Double glazed window to rear elevation, storage cupboard under stairs. Display/storage unit to alcove. Wood laminate flooring, radiator.

KITCHEN

10' 2" x 7' 4" (3.10m x 2.23m)

Double glazed window to side and rear elevations, door to garden. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent wooden work tops. Space for washing machine, space for fridge/freezer, space for slimline dishwasher. Four ring gas hob and electric oven under. Tiled floor.



FIRST FLOOR LANDING

Recessed lighting, Wooden flooring, radiator.

BEDROOM ONE

11' 5" x 10' 10" (3.48m x 3.30m)

Double glazed window to front elevation. Built-in storage cupboard, cast iron style fire surround, radiator.

BEDROOM TWO

10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

10' 2" x 7' 5" (3.10m x 2.26m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin, slipper style bath with mixer tap shower spray and double shower unit shower and sliding screen door. Radiator, drop light switch.

FRONT GARDEN

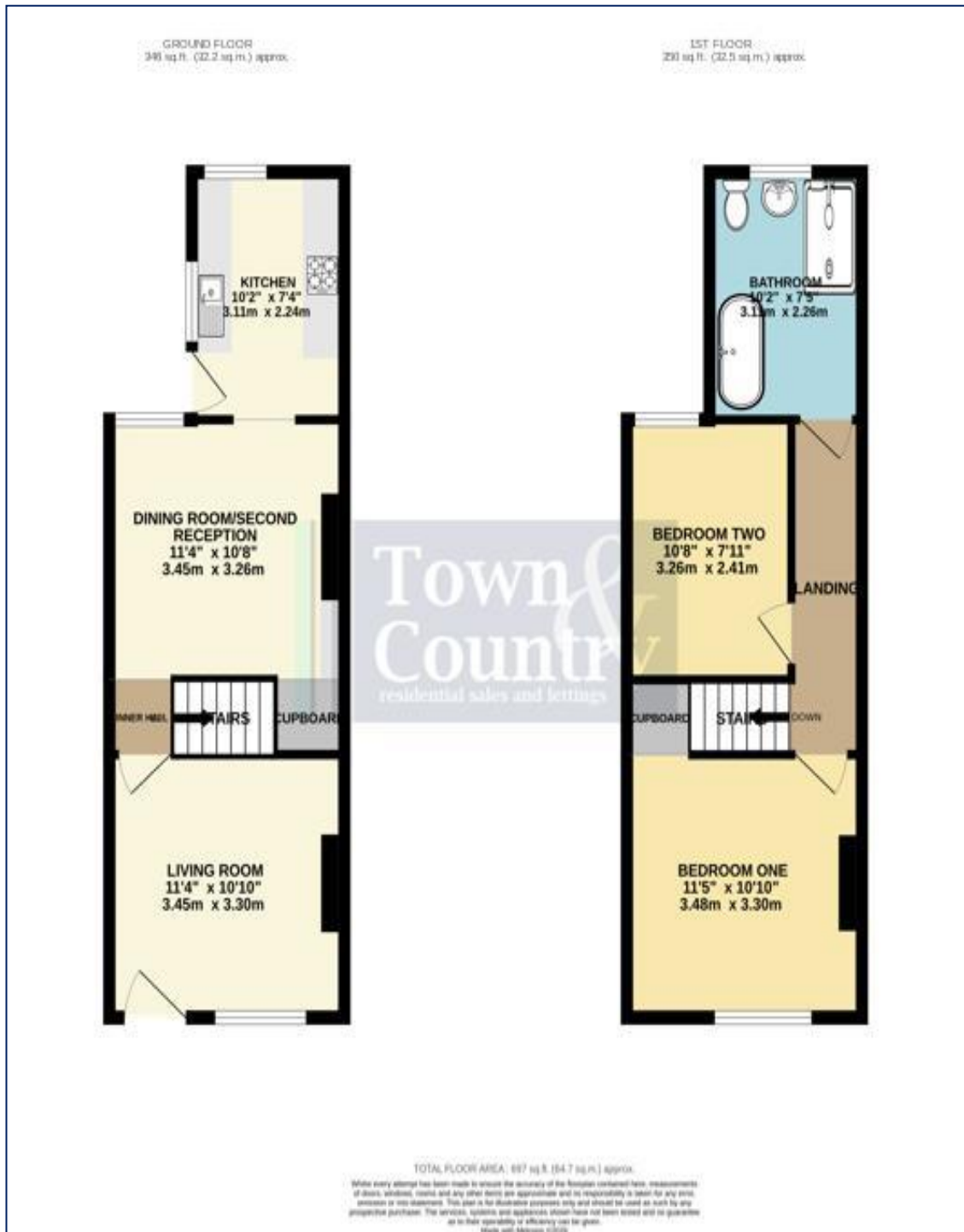
Ornate brick boundary wall with gate to a herringbone style block paved area for easy maintenance. Shared side access to the rear garden.

REAR GARDEN

South westerly, extending to approximately 70ft. Paved patio area, laid mainly to lawn with flower beds. Potential for off-road parking to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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