

**North Road, Brightlingsea
CO7 0PL
£225,000 Freehold**

Town & Country
residential sales and lettings



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- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- MODERN BATHROOM
- CENTRAL LOCATION
- WELL MAINTAINED
- ESTABLISHED FAMILY HOME

**** ESTABLISHED VICTORIAN SEMI-DETACHED HOME SITUATED IN CENTRAL BRIGHTLINGSEA LOCATION ****

A great opportunity to acquire this lovely well presented house just a short stroll from not only the town centre, but also the beach/lido and close to the Marina.

The property is set out over two floors with the ground floor consisting living room, dining room/second reception, kitchen, rear lobby and bathroom.

The first floor leads from the landing with two good sized bedrooms.

Outside there is a small front garden and side access to the rear which is well set out and generous in size.



The accommodation with approximate room sizes are as follows:

LIVING ROOM

11' 2" x 10' 11" (3.40m x 3.32m)

Entrance door and double glazed window to front elevation. Fire alcove/display area, radiator.

DINING ROOM

14' 7" x 10' 8" (4.44m x 3.25m)

Double glazed windows to rear and side elevations, radiator. Red brick chimney breast, inset display alcove. Under stairs storage cupboard. Stairs leading to first floor landing.

KITCHEN

11' 11" x 6' 11" (3.63m x 2.11m)

Double glazed window to side elevation. Stainless steel sink and drainer unit with cupboards under. Range of base, drawer and eye level units. Space for cooker, washing machine, dishwasher and fridge/freezer. Tiled flooring.

REAR LOBBY

6' 10" x 2' 11" (2.08m x 0.89m)

Double glazed door to garden, wall mounted gas boiler. Tiled flooring.

BATHROOM

6' 10" x 5' 9" (2.08m x 1.75m)

Double glazed frosted window to rear elevation. Low level WC, wash hand basin with cupboard under 'P' shaped bath with shower over and screen. Heated towel rail.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

13' 8" x 9' 11" (4.16m x 3.02m)

Double glazed window to front elevation, radiator. Alcove wardrobe cupboard.

BEDROOM TWO

14' 5" x 7' 6" (4.39m x 2.28m)

Double glazed window to rear elevation, fitted cupboard, radiator.

FRONT GARDEN

Dwarf brick wall, flower borders. Shared side access.

REAR GARDEN

Mainly laid to lawn with shingle and paved areas, Timber decked area, timber shed, timber summer house. Side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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