

NP NICHOLAS
PERCIVAL

For Sale. Cinque Port House

Copperas Road, Brightlingsea, Colchester, Essex CO7 0AP

Incorporating **BS** BIRCHALL
STEEL



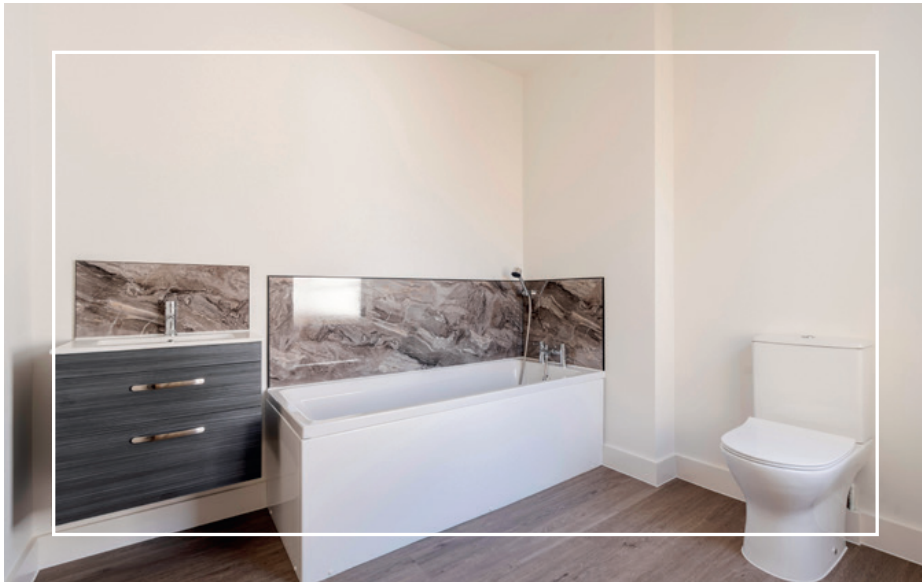


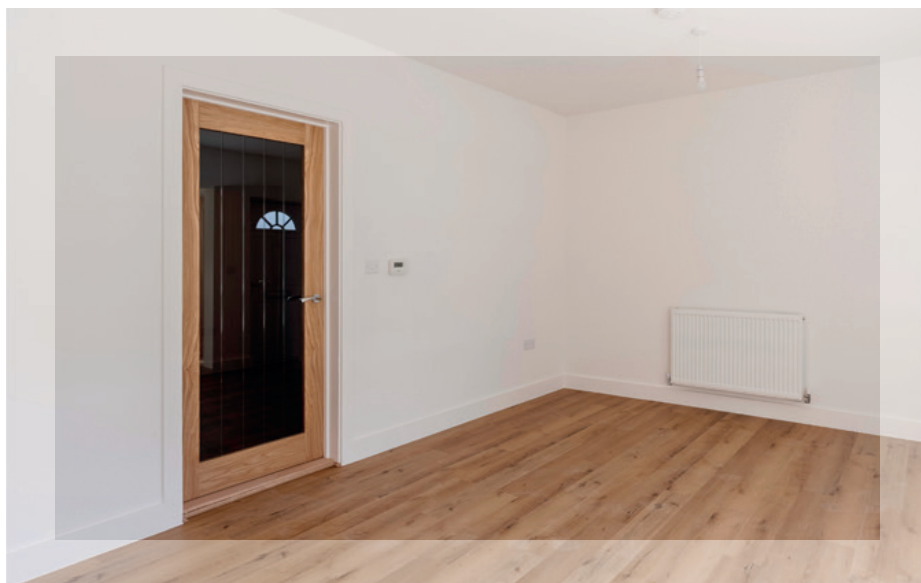
Cinque Port House, Copperas Road, Brightlingsea, Colchester, Essex CO7 0AP

Fully updated and refurbished by noted local builders, Vaughan & Blyth Ltd, this two bedroom chain free property offers well-appointed accommodation in the heart of Brightlingsea and close to all the amenities this popular water front town has to offer.

Developers Specification Notes

- New Roof Trusses and manufactured slate covering.
 - Loft Insulation to current building regulation standards 400mm depth.
 - Diamond Carbon Eco Bead pumped cavity insulation.
 - 25mm Insulation backed plasterboard to inner leaf of all external walls.
 - New Electrical installation
 - New Plumbing Installation
 - All new sanitary ware.
 - All new Kitchen installation.
 - New manufactured wood effect flooring.
 - New UPVC Windows and Doors.
 - New UPVC Fascias Soffits and Guttering.
-





The property opens to a spacious sitting room and in turn leads through to the well-appointed fitted kitchen within which are the following integrated appliances, a BOSCH double oven, BOSCH induction hob and accompanying hood. There is also a BOSCH dishwasher. There is space for a freestanding washing machine and integrated full height fridge and freezer. The cloakroom completes the ground floor.

Ascending the stairs to the first floor, the principal bedroom is located to the front of the property complete with ensuite shower room, comprising a shower cubicle with both rainfall shower head and mixer attachment, handbasin set within a vanity unit, wc and heated towel rail. The second double bedroom is located to the rear and the family bathroom completes the internal accommodation, featuring a bath with mixer hose attachment, handbasin set within a vanity unit and wc.

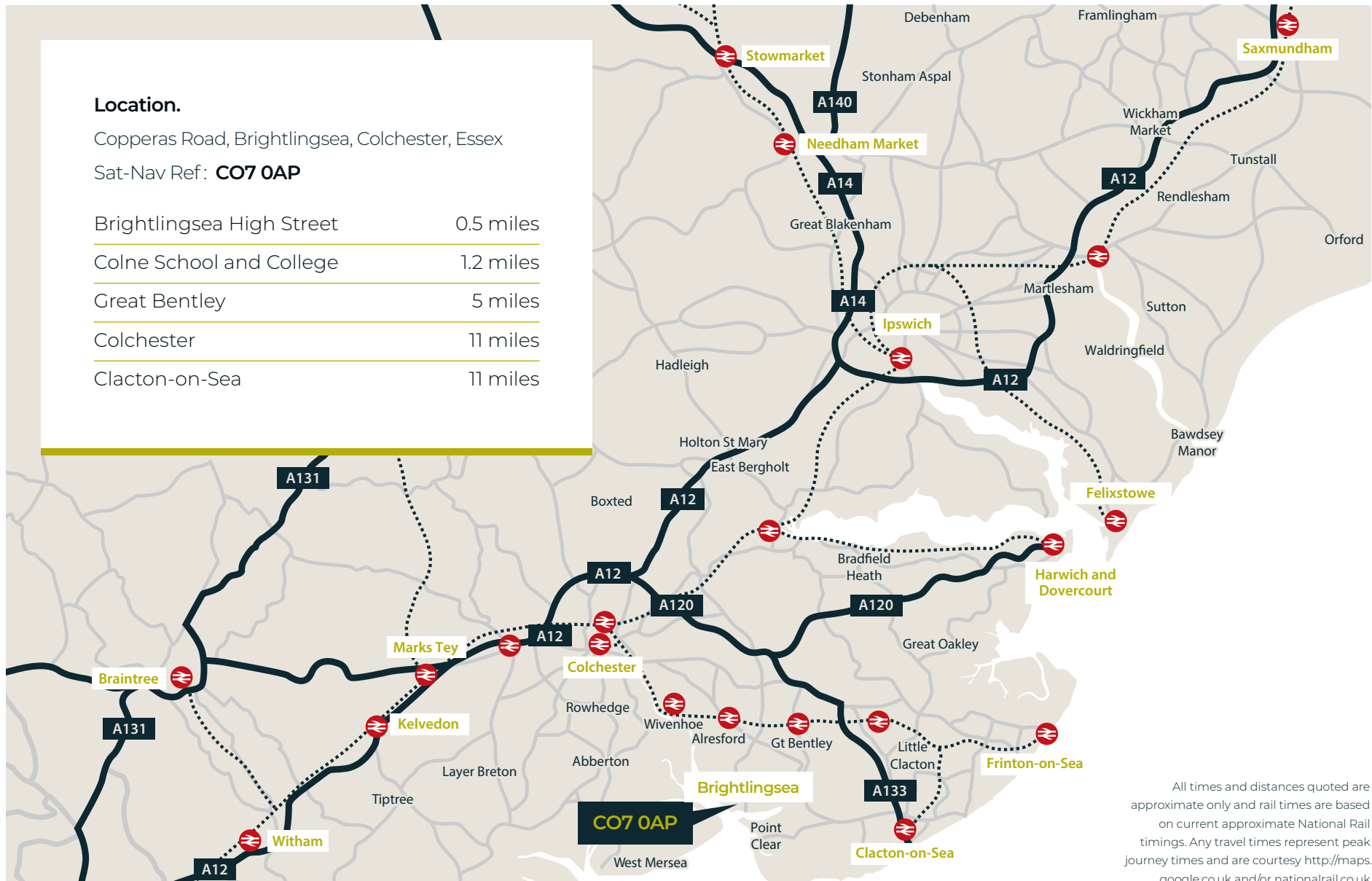
Externally there is an integral single garage located at the rear of the property.

Location.

Copperas Road, Brightlingsea, Colchester, Essex

Sat-Nav Ref: **CO7 0AP**

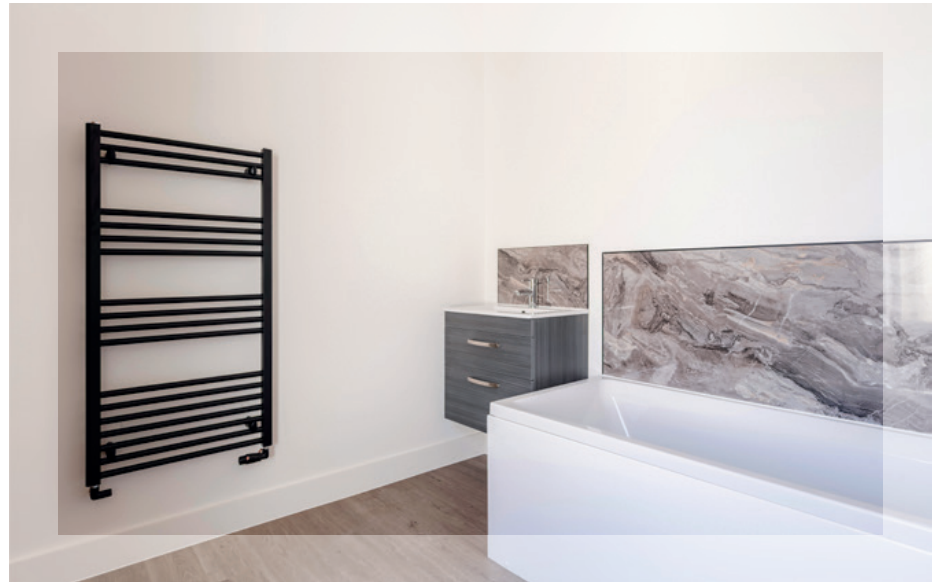
Brightlingsea High Street	0.5 miles
Colne School and College	1.2 miles
Great Bentley	5 miles
Colchester	11 miles
Clacton-on-Sea	11 miles

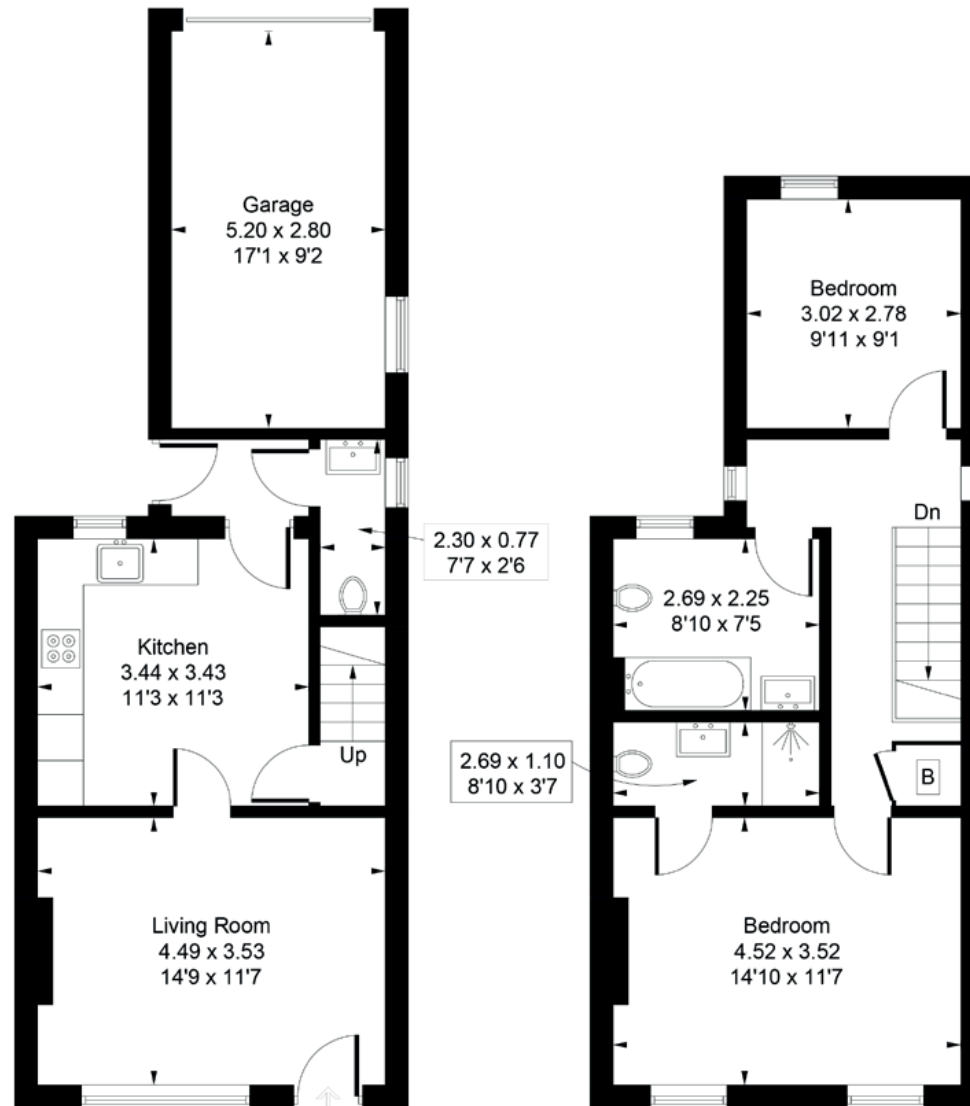


All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Cinque Port House





Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 876 sq ft / 81.4 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1033 sq ft / 96.0 sq m

Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.