

**New Street, Brightlingsea  
CO7 0DD  
Offers in the Region Of  
£190.000 Freehold**





- SEMI-DETACHED HOUSE
- CENTRAL LOCATION
- TWO BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- GAS HEATING
- DOUBLE GLAZING
- FIRST FLOOR RENOVATED SHOWER ROOM
- MATURE 50FT REAR GARDEN
- WALKING DISTANCE OF TOWN CENTRE & MARINA
- PERFECT FIRST HOME OR INVESTMENT/AIR BNB

**\*\*A FABULOUS OPPORTUNITY TO ACQUIRE THIS LOVELY TWO BEDROOM SEMI-DETACHED HOUSE IN THIS CONVENIENT LOCATION CLOSE TO THE TOWN AND WATERFRONT\*\***

This established home boasts modern updates plus gas heating, double glazing, fitted kitchen/breakfast room and renovated shower room.

A perfect home for first time buyers or investment purchase.

This charming cottage it is set out over two floors with the ground floor consisting of living room, inner lobby and kitchen/breakfast room.

The first floor leads off the landing with two bedrooms and a shower room.

A really usable outside space includes the 50ft approx SOUTH FACING REAR GARDEN.

CENTRAL LOCATION, CHARACTER HOME JUST MINUTES TO THE SHOPS AND WATERFRONT



The accommodation with approximate room sizes are as follows:

#### **LIVING ROOM**

10' 11" x 10' 2" (3.32m x 3.10m)

Double glazed frosted entrance door, double glazed window to front elevation. Fireplace alcove with inset electric log effect burner, radiator.

#### **INNER LOBBY**

Storage unit with electric meters, staircase to first floor landing.

#### **KITCHEN/BREAKFAST**

11' 9" x 9' 2" (3.58m x 2.79m)

Double glazed window to rear elevation, double glazed door to garden. Single bowl, single drainer sink unit inset to work top. Range of floor standing cupboards drawers and units with adjacent work tops. Wall mounted matching units, wall mounted Baxi gas boiler, filter hood over four ring gas hob, electric oven under. Space for automatic washing machine, space for fridge, space for freezer. Tiled splash backs and tiled flooring, radiator.



## **FIRST FLOOR LANDING**

Doors to bedrooms and first floor shower room.

## **BEDROOM ONE**

11' 0" x 10' 4" (3.35m x 3.15m)

Access to loft space, double glazed window to front elevation. Fitted wardrobe cupboards and built in storage cupboard, radiator.

## **BEDROOM TWO**

9' 2" x 6' 11" (2.79m x 2.11m)

Double glazed window to rear elevation, radiator.

## **SHOWER ROOM**

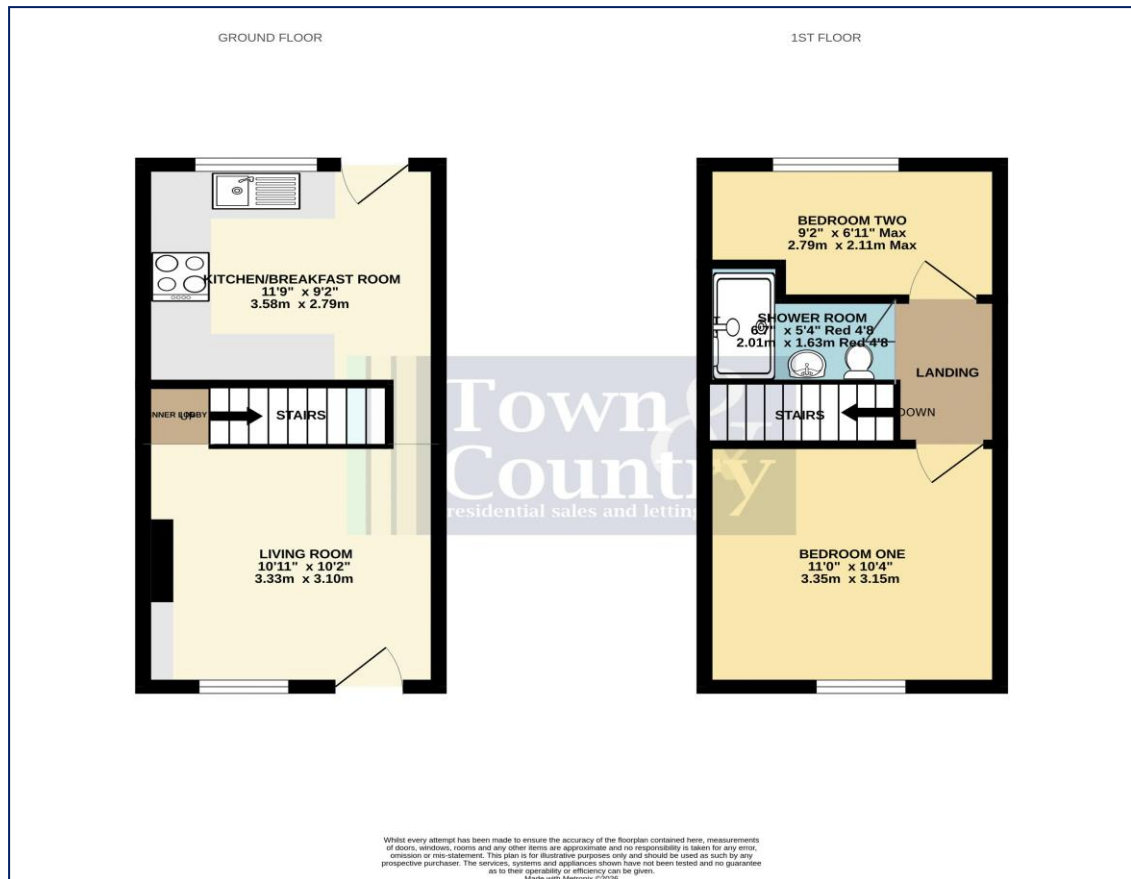
6' 7" x 5' 4" (2.01m x 1.62m)

Extractor fan, skylight window providing additional light, shaver socket. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under and walk-in double shower unit with Mira shower. Tiled walls, drop light switch, heated towel radiator.

## **REAR GARDEN**

Extending to approximately 50ft. Crazy paved patio area, artificial lawn and block paved style pathway. Outside water tap, timber shed and chipped bark flower beds.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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