

**Silcott Street, Brightlingsea,
CO7 0DS
£205,000 Freehold**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB
Phone: 01206 302288
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- TWO BEDROOMS
- TERRACED
- GREAT GARDEN SPACE
- POTENTIAL OFF-ROAD PARKING
- UPSTAIRS BATHROOM
- CENTRAL HEATING
- DOUBLE BEDROOMS
- FITTED KITCHEN
- IDEAL INVESTMENT
- CALL TO ARRANGE VIEWING

*** LOCATION LOCATION LOCATION ***

Town & Country Residential are please to present to you, this two-bedroom terraced home.

Ideally positioned in Silcott Street, only a short walk to both the Waterfront and the High Street & with potential for off-road parking to the rear!

Stepping into the property via the rear access, you will be welcomed into the kitchen with the doorway to the second reception room/dining room on your right-hand side.

An ideal space for a dining table and chairs or an additional sitting room! Completing the ground floor is the living room to the front of the property.

On the first floor you will find two bedrooms, both with plenty of space for a double bed & furniture and a spacious bathroom housing both a bath and a walk-in shower.

Ideal for first time buyers and investors alike, call to arrange your viewing!

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The accommodation with approximate room sizes are as follows:

LOUNGE

11' 3" x 10' 8" (3.43m x 3.25m)

Window to front, laminate flooring, ceiling light, radiator, working fireplace, ample space for furniture, alcove details ideal for storage, doors leading to: reception 2

KITCHEN

Window to side and rear, tiled flooring, ceiling light, matching white base and wall units, wood effect work surfaces, space for appliances, stainless steel sink and drainer with mixer taps, electric oven with gas hob, access to boiler (3years old), doors leading to: reception room 2

RECEPTION ROOM 2

11' 4" x 10' 8" (3.45m x 3.25m)

Window to rear, laminate flooring, ceiling light, radiator, good sized reception room, space for dining table and chairs, ample space for furniture and storage, doors leading to: kitchen, lounge

BEDROOM 1

11' 4" x 10' 8" (3.45m x 3.25m)

Window to front, laminate flooring, ceiling light, radiator, double room, space for additional furniture, integrated wardrobe, leading to loft, doors leading to: landing

BEDROOM 2

10' 8" x 8' 3" (3.25m x 2.51m)

Window to rear, laminate flooring, ceiling light, radiator, space for double bed, light and airy room, door leading to: landing

FAMILY BATHROOM

Window to rear, vinyl flooring, ceiling light, radiator, bath, shower, low level W.C, wash hand basin, neutrally decorated, great sized room, light and airy, doors leading to: landing



OUTSIDE

Rear

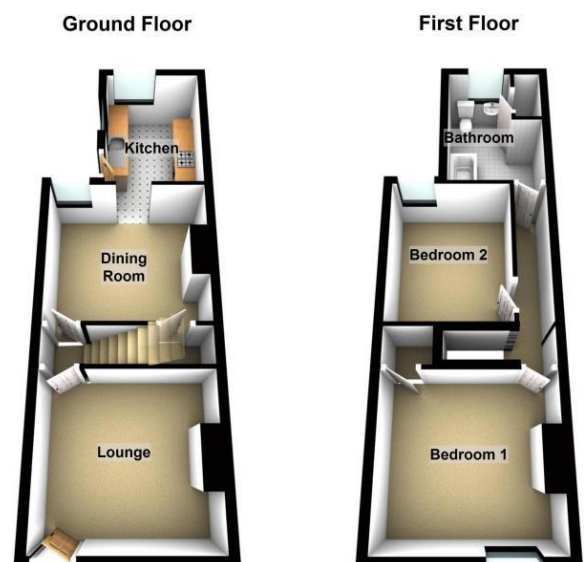
Paved patio area with space for seating, remainder laid to lawn, space to rear could be converted to off road parking

Boundary retained by privacy fencing

Front

Dwarf wall surrounding a small front space, space for potted plants

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	57
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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