

**Silcott Street  
BRIGHTLINGSEA  
CO7 0DP**

**Offers in Excess of £235,000**

**Town & Country**  
residential sales and lettings







- IDEAL LOCATION
- THREE BEDROOMS
- CHARACTER PROPERTY
- LOUNGE
- DINING ROOM
- GALLEY KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARDEN WITH SIDE ACCESS

**\*\* IDEAL LOCATION - SHORT WALK TO THE TOWN CENTRE & WATERFRONT \*\***

This well presented three bedroom terraced property is in excellent condition and is full of character and charm, close to all of Brightlingsea's amenities.

The house features lounge, separate dining room, galley kitchen, bathroom with three bedrooms to the first floor.

Outside you have a garden with side access.

**\*\* PLEASE CALL 01206 302288 TO VIEW \*\***



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE**

uPVC front door to the lounge.

#### **LOUNGE**

11' 7" x 10' 5" (3.53m x 3.17m)

Double glazed window to the front aspect, exposed floorboards, centre light, radiator, ornate feature fireplace.

#### **INNER LANDING**

Stairs to first floor, doorway to:

#### **DINING ROOM**

10' 8" x 10' 2" (3.25m x 3.10m)

Double glazed window to the rear, exposed floorboards, centre light, radiator, under stairs cupboard, wall cupboard and shelving. Ornate feature fireplace, door to:

#### **KITCHEN**

12' 0" x 6' 0" (3.65m x 1.83m)

Double glazed window to the side, vinyl flooring centre light, door to the side. Stainless steel sink and drainer set in roll edge work tops to two walls with cupboards and drawers under, wall mounted cupboards to one wall, space for gas cooker, washing machine and dishwasher, radiator, door to:

#### **GROUND FLOOR BATHROOM**

6' 9" x 5' 6" (2.06m x 1.68m)

Obscured double glazed window to the side, vinyl flooring, centre light, radiator. White suite comprising of panelled bath, low level WC and wash hand basin set in vanity unit, heated towel rail, tiled splash back.



## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

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

Double glazed window to the rear, carpet, centre light, radiator, wardrobe/cupboard.

## BEDROOM TWO

10' 5" x 7' 3" (3.17m x 2.21m)

Double glazed window to the front, carpet, centre light, radiator.

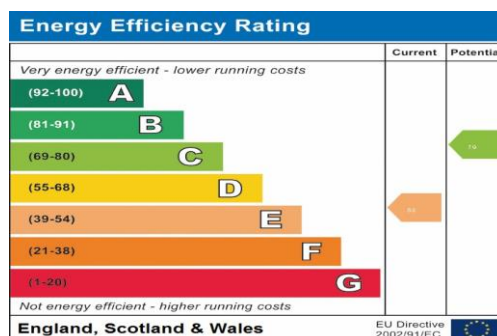
## BEDROOM THREE

7' 11" x 7' 1" (2.41m x 2.16m)

Double glazed window to the front, carpet, centre light, radiator, access to loft.

## EXTERIOR

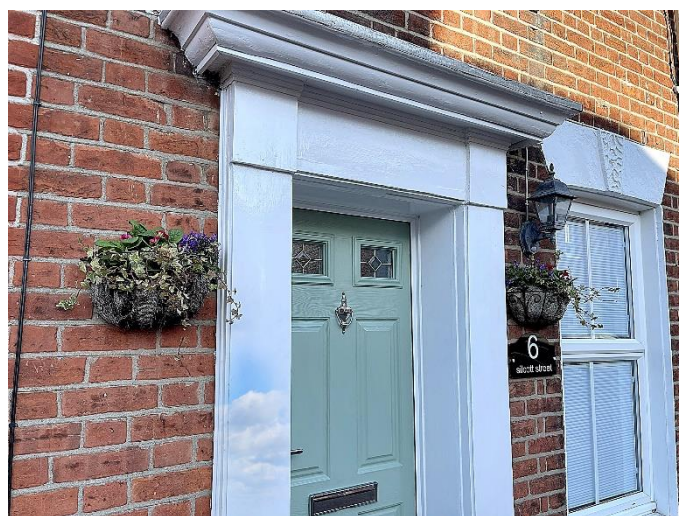
Gated side access. Shared passageway. Patio area beyond which is laid to lawn enclosed by fencing.

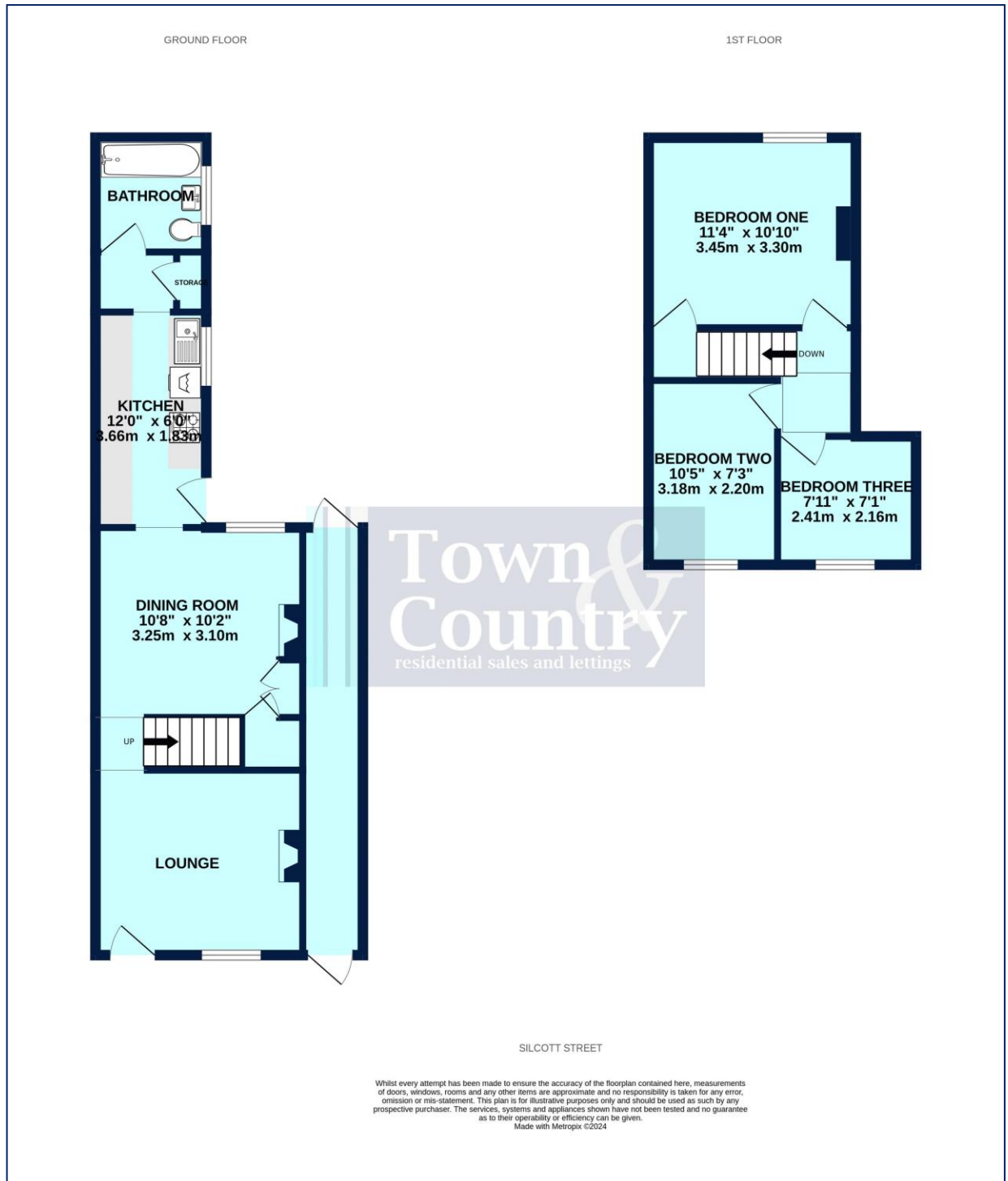












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