

**Spring Road  
BRIGHTLINGSEA  
CO7 0PJ**

**Guide Price £220,000 Freehold**

**Town & Country**  
residential sales and lettings





- Charming Two Bedroom Semi Detached Cottage
- Two Reception Rooms
- Quaint Country Kitchen
- Bathroom
- Pretty and Well Stocked South Facing Garden
- Log Burner
- Stripped Floors & Doors
- Minutes Walk to Town Centre & Waterfront
- Feature Filled Home
- A "Must View" Property

UNIQUE VICTORIAN COTTAGE IN A PRIME POSTION JUST MINUTES WALK TO THE TOWN CENTRE AND WATERSIDE.

Welcome to this traditional two bedroom semi detached home in the heart of Brightlingsea.

Everything about this cosy home is welcoming from the two reception rooms with stripped floors and doors, not forgetting the warming log burner, to the quaint and extremely bright kitchen full of exposed pine woodwork which overlooks the pretty south facing garden.

Brimming with a wealth of charm and character, this gorgeous cottage will delight.

COME AND SEE FOR YOURSELF WHAT THIS BRIGHTLINGSEA BEAUTY HAS TO OFFER!



The accommodation with approximate room sizes are as follows:

### **LOUNGE**

12' 0" x 10' 8" (3.65m x 3.25m)

Front door leading into lounge. UPVC tilt and turn sash window to front, Pine fireplace surround with log burner. Alcove shelving. Traditional stripped wood reclaimed floorboards, cupboard housing electric meter, radiator opening to:

### **DINING ROOM**

10' 8" x 7' 8" (3.25m x 2.34m)

Window to rear and obscured window to side. Feature chimney alcove with handy storage cupboards to side housing gas meter, under stairs pantry/storage cupboard, door to bathroom and kitchen, radiator. Stairs to first floor.

### **KITCHEN**

6' 7" x 6' 3" (2.01m x 1.90m)

A quaint cottage kitchen with double aspect UPVC windows allowing huge amounts of natural light to flood through. Crisp white kitchen units with new wood effect work surfaces over and complimentary pine shelving. Space for cooker and fridge. Stainless steel sink unit with mixer tap. Quarry tiled flooring, radiator, fully glazed door to rear garden and the utility cupboard housing plumbing for washing machine/electric for freezer.

### **BATHROOM**

Two UPVC windows to rear and side, high level WC, wall mounted wash hand basin, panelled bath with shower attachment, radiator, towel rail.



## **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

12' 0" x 11' 0" (3.65m x 3.35m)

UPVC tilt and turn sash window to front. Striped pine floorboards, feature fireplace, radiator, wardrobe.

### **BEDROOM TWO**

9' 0" x 7' 3" (2.74m x 2.21m)

UPVC tilt and turn window to rear. Built in cupboard housing "Ideal" gas boiler, pine shelving, radiator, access to loft.

## **EXTERIOR**

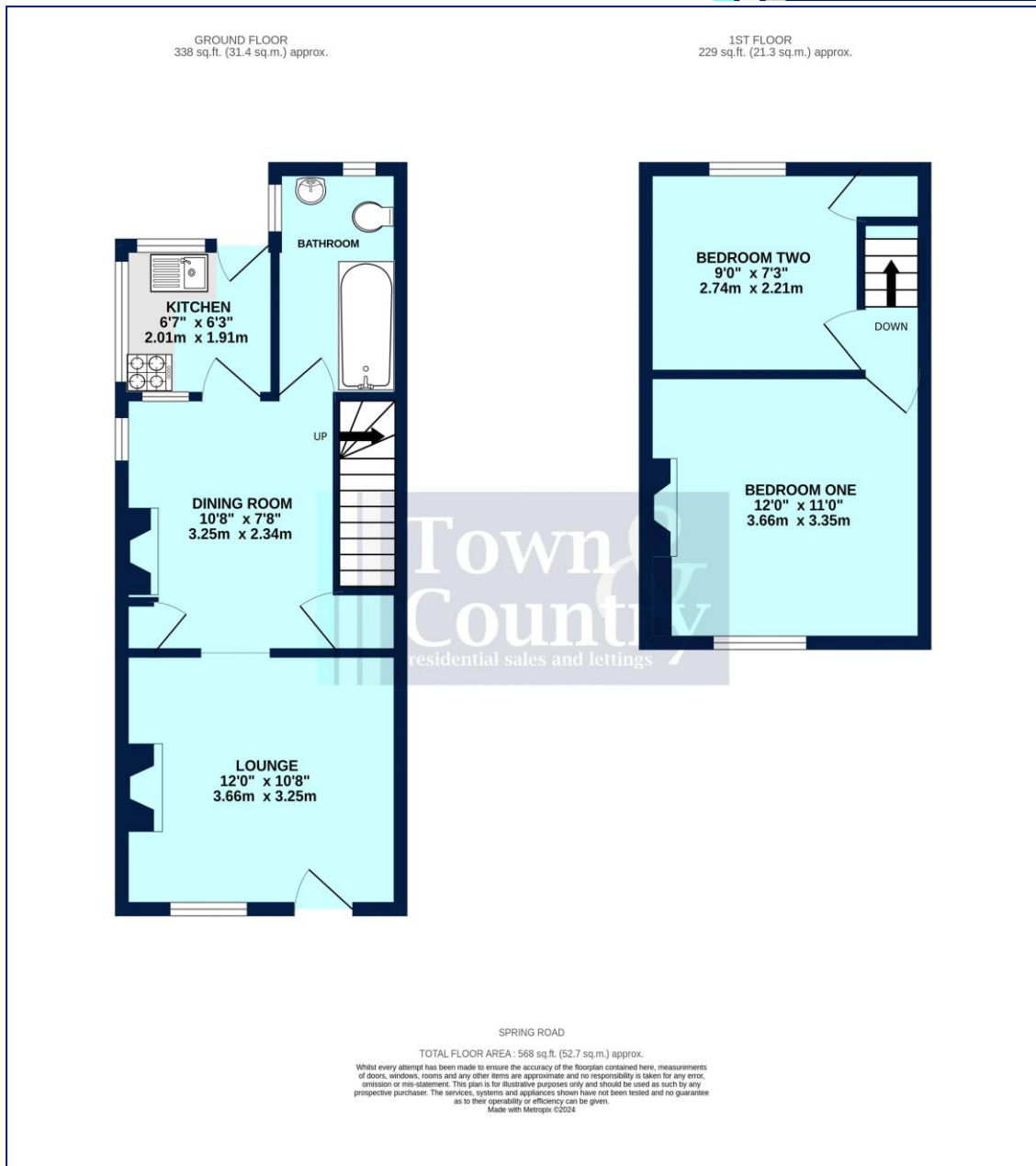
### **FRONT**

Low retaining wall with mature privacy hedging.

### **REAR**

Beautifully stocked SOUTH FACING rear garden with various shrubs and borders packed with attractive plants and flowers. Terrace area providing a sun trap relaxing space looking onto the garden. Octagonal greenhouse, shed to remain. Gated side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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