

**John Street, Brightlingsea
CO7 0NA
£220,000 Freehold**

**Town &
Country**
residential sales and lettings



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- BEAUTIFULLY PRESENTED COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- KITCHEN
- BATHROOM
- COURTYARD REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE & MARINA
- NO CHAIN

**** TWO BEDROOM COTTAGE with OFF ROAD PARKING ****

Ideally located within walking distance to the Town Centre and Marina, this beautifully presented Cottage is a perfect home for First Time Buyers and Couples alike.

One of the standout features of this house is the spacious lounge/diner which has a light and airy feel to it. The kitchen, although compact, is ideal for preparing meals for guests and family alike and the bathroom is set out with functionality in mind. The first floor comprises of two double bedrooms which complete this property.

Outside to the rear is a low maintenance courtyard garden, to the front there is a shingle drive for off road parking which is a rare find in properties similar to this.

**** NO CHAIN ****



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

19' 1" x 11' 9" (5.81m x 3.58m)

Partially glazed wood entrance door, windows to front and side aspects, carpet flooring, centre lights, two radiators, storage cupboard. Door to stairs leading to first floor landing.

KITCHEN

10' 11" x 8' 2" (3.32m x 2.49m)

Door and window to rear aspect, vinyl flooring, centre light, radiator. Range of base units, stainless steel sink/drain, space for washing machine, cooker and fridge/freezer.

LOBBY

Door to front aspect.

BATHROOM

7' 10" x 7' 2" narrowing to 2'5" (2.39m x 2.18m narrowing to 0.74m)

Obscured window to rear aspect, vinyl flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin, partially tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.20m)

Window to front aspect, carpet flooring, centre light, radiator, feature fireplace. Vanity sink unit.

BEDROOM TWO

9' 8" x 8' 1" (2.94m x 2.46m)

Window to rear aspect, carpet flooring, centre light, radiator. Airing/boiler cupboard, storage cupboard.

EXTERIOR

FRONT

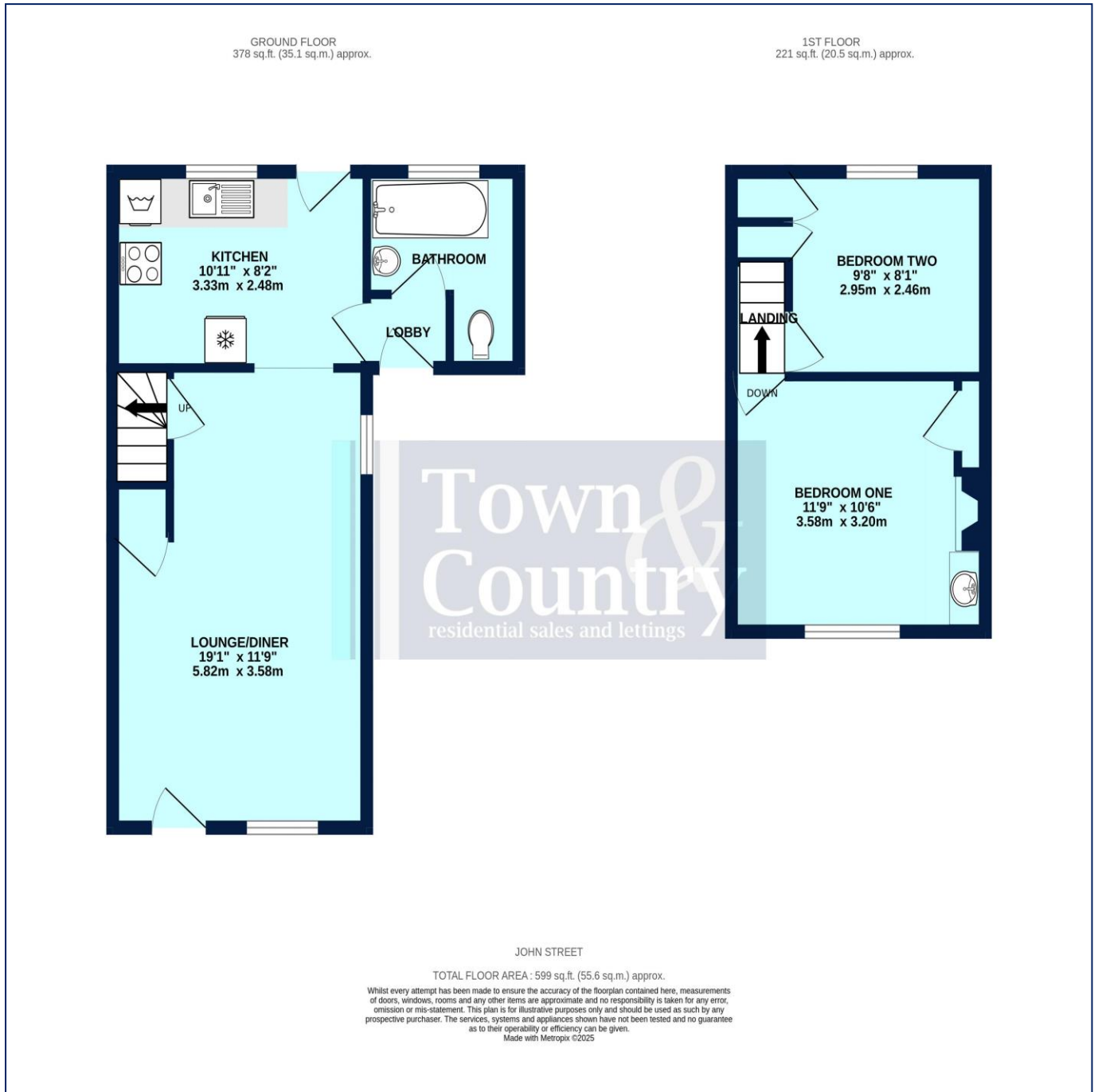
Shingle drive providing off road parking.

REAR

Paved courtyard garden with mature shrubs borders.







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