

**Anne Close, Brightlingsea
CO7 0LS
£210,000 Freehold**





- MINUETTE STYLE PROPERTY
- END TERRACE
- ONE BEDROOM WITH DRESSING AREA
- 14'11 LIVING ROOM
- RECENTLY FITTED KITCHEN/DINER
- FRENCH DOORS TO GARDEN
- GROUND FLOOR WC
- FIRST FLOOR BATHROOM
- GAS BOILER
- SOUTHERLY FACING REAR GARDEN

****A RARE OPPORTUNITY TO ACQUIRE THIS MINUETTE STYLE HOME LOCATED JUST ON THE FRINGE OF THE TOWN CENTRE AND SHOPS****

This one double bedroomed property will ideally suit a first time buyer or investment purchaser.

It has been owned by the present owners since 2018 and in that time has undergone improvements such as a new Wren fitted kitchen (with appliances), plastering and decoration, new flooring and general improvements to assist with modern day living.

The well planned accommodation comprises of living room, fitted kitchen and diner (with French doors to garden) and cloakroom. The first floor has a double bedroom, bathroom and dressing area.

Outside there is a small easy to maintain front area, storage cupboard, two parking spaces and side access. The rear garden is south facing.



The accommodation with approximate room sizes are as follows:

LIVING ROOM

14' 11" x 11' 10" (4.54m x 3.60m)

Double glazed entrance door and double glazed window to front elevation. Wall mounted log effect electric fire, radiator. Open tread staircase to first floor landing, storage alcove under stairs, tile effect flooring.

KITCHEN/DINER

14' 9" x 6' 9" (4.49m x 2.06m)

Recently fitted Wren kitchen, consisting of one and a quarter bowl inset sink unit, inset to work top with cupboards under. Range of fitted cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards. Double glazed window to rear elevation, matching work top splash backs, filter hood over Bosch induction hob, electric oven under. Space for washing machine and space for fridge/freezer, tile effect flooring. Double glazed French doors to garden.

CLOAKROOM

6' 7" x 1' 11" (2.01m x 0.58m)

Extractor fan, low level WC with concealed cistern, inset wash hand basin above with mixer tap and tile effect flooring.



FIRST FLOOR

Access to bedroom, bathroom and dressing area.

BEDROOM ONE

9' 8" x 9' 4" (2.94m x 2.84m)

Double glazed window to rear elevation, access to bathroom and dressing room. Built-in boiler cupboard housing wall mounted gas boiler.

DRESSING AREA

11' 7" x 5' 1" (3.53m x 1.55m)

Velux window to front elevation (sloping ceiling).

BATHROOM

6' 7" x 4' 11" (2.01m x 1.50m)

Double glazed frosted window to rear elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap and shower unit over. Tiled splash backs and heated towel radiator.

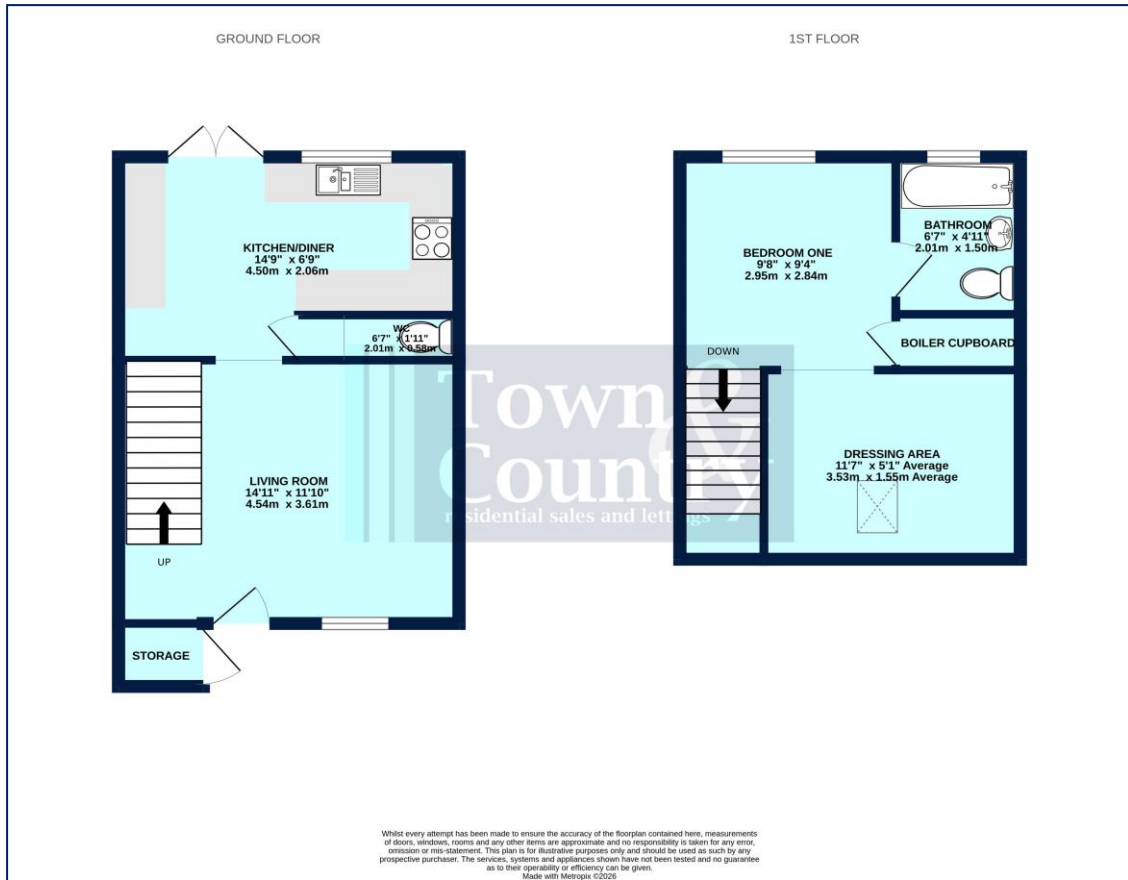
FRONT GARDEN

Open plan with stone/shingle area, built-in external storage cupboard. Two parking spaces in front of the property.

REAR GARDEN

South facing, paved patio area, lawned area, pergola over patio area, slate chipped flower bed, two timber sheds and side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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