

**Colne Road, Brightlingsea
CO7 0DU
£235,000 Freehold**

Town & Country
residential sales and lettings





- LOWER BRIGHTLINGSEA
- THREE BEDROOMS
- ESTABLISHED TERRACED HOUSE (with side access)
- CLOSE TO TOWN CENTRE, WATERFRONT, MARINA & LIDO
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- GROUND FLOOR BATHROOM
- GENEROUS REAR GARDEN
- TWO RECEPTIONS
- CALL FOR IMMEDIATE VIEWING

CHAIN FREE

****A GENEROUSLY PROPORTIONED THREE BEDROOMED MID-TERRACED HOUSE CONVENIENTLY LOCATED IN LOWER BRIGHTLINGSEA JUST A SHORT WALK TO THE MARINA, BEACH, LIDO AND TOWN CENTRE****

With two reception rooms, three first floor bedrooms and good sized garden it would ideally be suited to the younger growing family or first time buyer.

Modern features also include gas central heating, double glazing, fitted kitchen and ground floor bathroom.

**** CALL NOW FOR AN INSTANT VIEWING****



The accommodation with approximate room sizes are as follows:

LIVING ROOM

14' 10" x 11' 0" (4.52m x 3.35m)

Sealed unit frosted glazed entrance door, double glazed Bay window to front elevation. Fire surround with inset coal effect gas fire (not tested). Wood laminate flooring, radiator.

HALL

Staircase to first floor landing, wood laminate flooring.

DINING ROOM/SECOND RECEPTION

11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window to rear elevation, storage cupboard downstairs. Wood laminate flooring, radiator.

KITCHEN

10' 2" x 6' 10" (3.10m x 2.08m)

Double glazed window to side elevation, sealed unit glazed door to garden. One and a quarter bowl ceramic sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Stainless steel filter hood over oven/cooker area. Space for washing machine and space for fridge.

BATHROOM

8' 3" x 6' 10" (2.51m x 2.08m)

Double glazed frosted window to side elevation, drop light switch. Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap shower and screen. Boiler cupboard housing Glow Worm wall mounted combi-boiler. Tiled walls, heated towel radiator, radiator.



FIRST FLOOR LANDING

'L' shape with access to loft space and doors to bedrooms.

BEDROOM ONE

14' 2" x 11' 6" (4.31m x 3.50m)

Double glazed window to front elevation, radiator.

BEDROOM TWO

14' 7" x 6' 5" (4.44m x 1.95m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

8' 11" x 7' 5" (2.72m x 2.26m)

Double glazed window to rear elevation, radiator.

FRONT GARDEN

Paved with railings and paved pathway to leading to entrance door.

REAR GARDEN

South Westerly facing with shared side access. Storage shed and rear utility shed. Lawned garden with paved area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.