

**Campernell Close, Brightlingsea
CO7 0TB
Offers in Excess of £120,000
Leasehold**





- GROUND FLOOR
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- DRESSING AREA
- BATHROOM
- GAS CENTRAL HEATING
- IDEALLY LOCATED
- OFF ROAD PARKING
- NO ONWARD CHAIN

**** TWO BEDROOM GROUND FLOOR FLAT ****

This well maintained, ground floor flat would suit both couples and families alike.

The spacious lounge/diner opens onto the fitted kitchen, there are two double bedrooms and a family bathroom.

Located within walking distance to the town centre, close to schools, local amenities and transport links.

Off road parking available for convenience.

NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, doors to:

LOUNGE

14' 5" x 11' 10" (4.39m x 3.60m)

Window to side aspect, radiator.

DINING AREA

8' 4" x 7' 0" (2.54m x 2.13m)

Window to rear aspect, radiator.

KITCHEN

8' 4" x 7' 4" (2.54m x 2.23m)

Range of base and eye level units, wooden worktop, Butler sink. Integrated hob and oven. Space for washing machine, dishwasher and fridge/freezer. Window to side aspect. Wall mounted boiler.

BEDROOM ONE

12' 0" x 10' 10" (3.65m x 3.30m)

Commencing with dressing area, window to rear aspect, radiator.

BEDROOM TWO

12' 8" x 10' 5" (3.86m x 3.17m)

Window to side aspect, radiator, cupboard.

BATHROOM

8' 5" x 4' 5" (2.56m x 1.35m)

Panelled bath, low level WC and wash hand basin, heated towel rail.

EXTERIOR

Communal gardens, parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR 684 sq.ft. (63.6 sq.m.) approx.



CAMPERNELL CLOSE

TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.

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