

**John Street
BRIGHTLINGSEA
CO7 0NA**

Offers in Excess of £250,000





- TWO BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- OPEN PLAN LIVING AREA
- CONSERVATORY
- FIRST FLOOR BATHROOM AND CLOAKROOM
- MODERN LIVING
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- DOUBLE GLAZED
- CLOSE TO TOWN
- NO ONWARD CHAIN

Offered for sale with NO ONWARD CHAIN is this two bedroom semi-detached house with off road parking.

The accommodation includes kitchen with fitted appliances, lounge, conservatory, two bedrooms, cloakroom and family bathroom.

The exterior includes blocked paved driveway for off street parking.

FABULOUS HOME IN A SUPER LOCATION CLOSE TO THE WATERFRONT AND TOWN CENTRE



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor landing.

KITCHEN

10' 0" x 6' 5" (3.05m x 1.95m)

Range of matching base, drawer and eye level units with rolled work tops and tiled splash backs, sink and drainer unit with mixer taps. Integrated washing machine, dishwasher, fridge/freezer and electric oven with gas hob. Window to front aspect, inset spot lights, vinyl flooring.

LOUNGE/DINER

13' 1" x 13' 0" (3.98m x 3.96m)

French doors leading to conservatory and window to rear aspect. Inset spot lights, laminate flooring, radiator and storage cupboard.

CONSERVATORY

11' 6" x 10' 4" (3.50m x 3.15m)

French doors leading to rear garden and windows to front and side aspects. Centre fan light, vinyl flooring, radiator.

CLOAKROOM

5' 2" x 2' 11" (1.57m x 0.89m)

Low level WC and pedestal wash hand basin. Obscured window to front aspect, vinyl flooring, radiator, fully tiled walls.

FIRST FLOOR LANDING

Carpet flooring, access to loft via loft ladder which is part boarded and has light and power.



BEDROOM ONE

13' 0" x 11' 6" (3.96m x 3.50m)

Window to front aspect, centre light, carpet flooring, coved and textured ceiling, radiator.

BEDROOM TWO

11' 4" x 6' 8" (3.45m x 2.03m)

Window to rear aspect, centre light, carpet flooring, coved and textured ceiling, radiator.

FAMILY BATHROOM

7' 10" x 6' 3" (2.39m x 1.90m)

Panelled bath with shower connection from mixer taps, separate shower cubicle, low level WC and pedestal hand wash basin. Obscured window to rear aspect, centre light, fully tiled walls, vinyl flooring. Coved and textured ceiling, radiator, extractor fan.

EXTERIOR

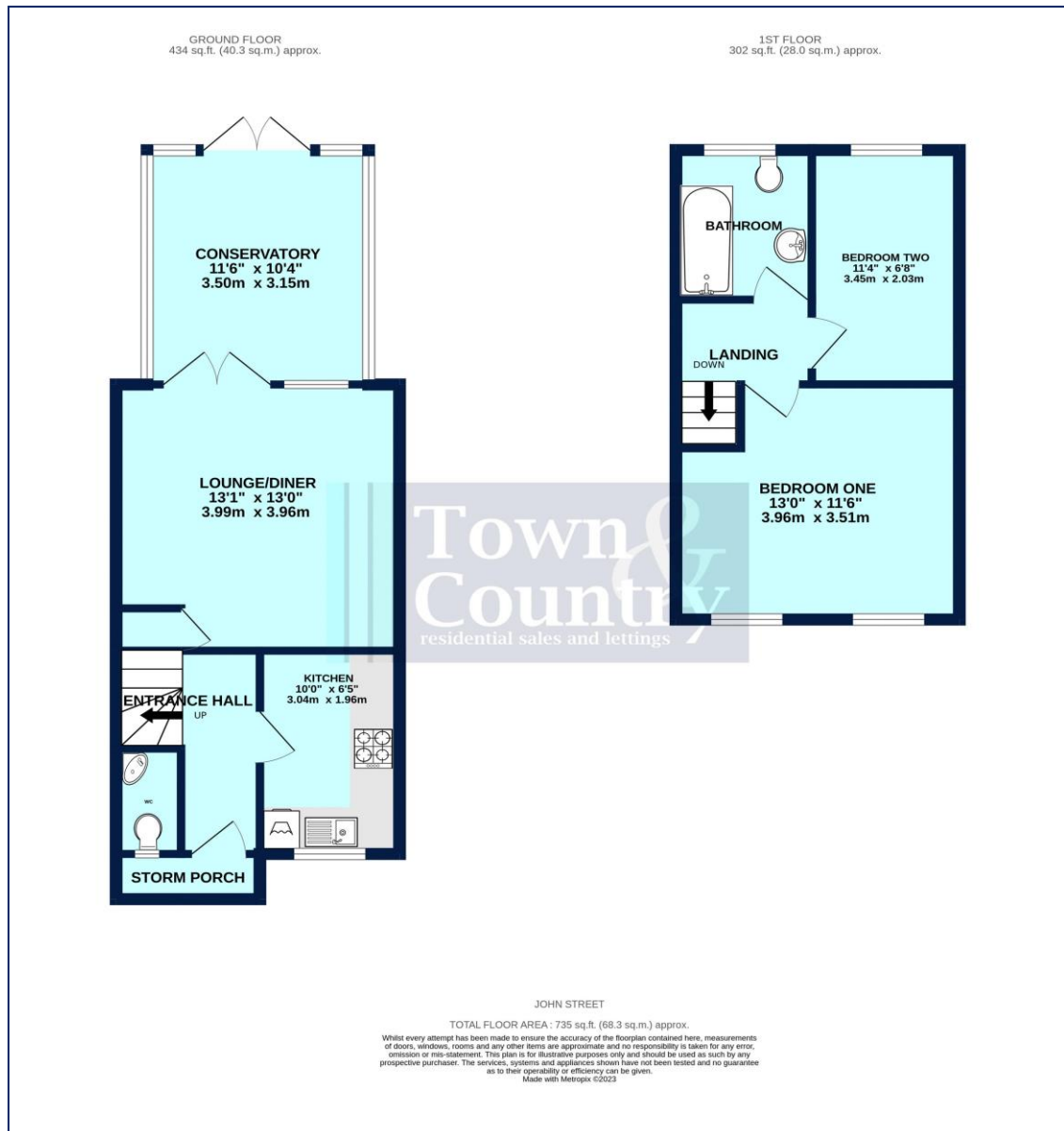
FRONT

Block paved driveway for several cars, side access via wooden gate to rear garden, outside tap.

REAR

Patio area to front and side, grassed area with flower beds containing mature shrubs, trees and planting. Pathway leading to shed, enclosed by boundary fencing and wall.





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

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