

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 driveaway 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

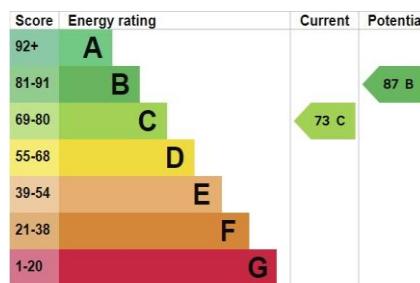
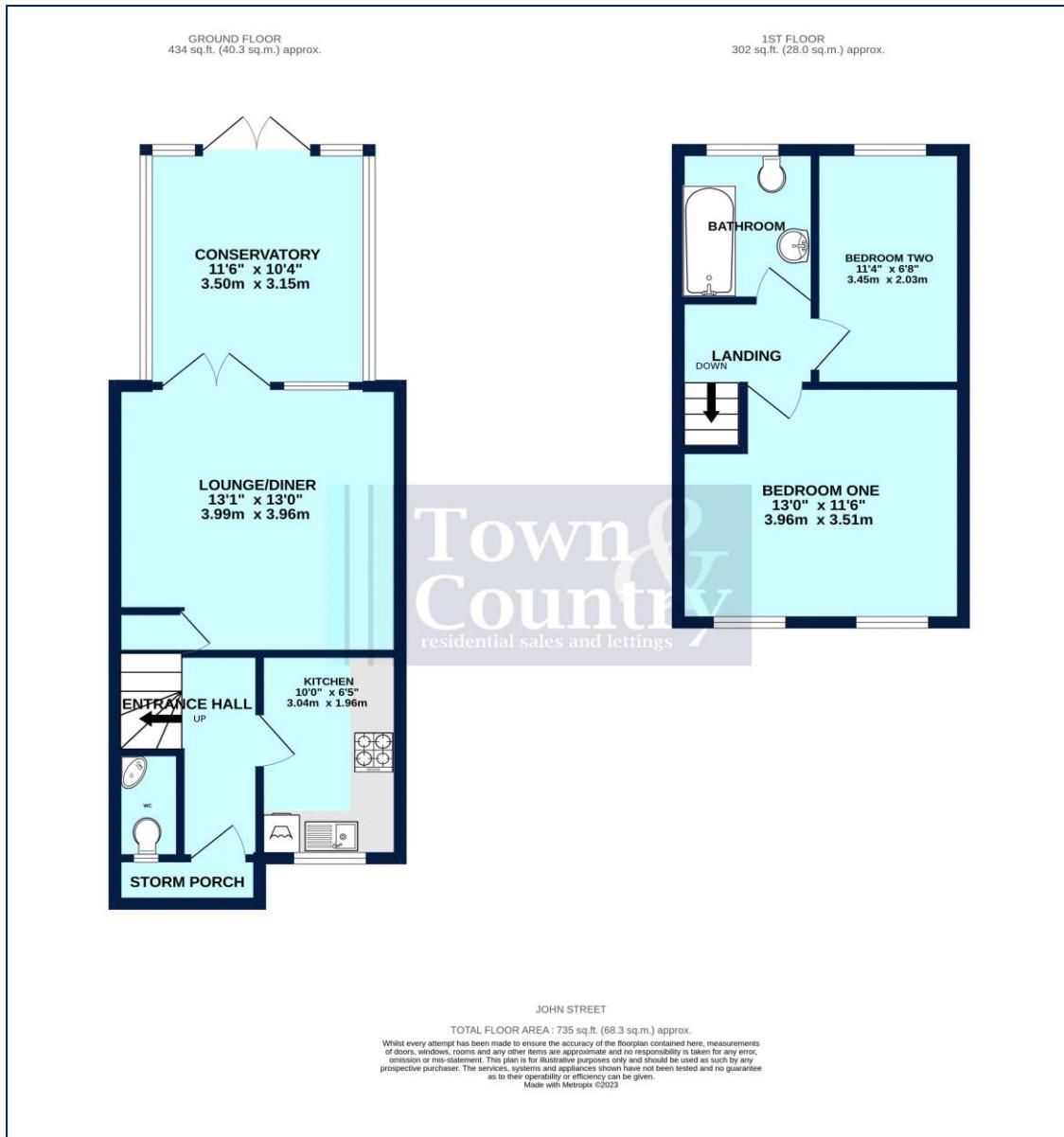
FRONT

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.





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