

**York Road, Brightlingsea  
CO7 0JA  
Offers in Excess of £190,000 Freehold**

**Town & Country**  
residential sales and lettings



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- **SOLD WITH TENANT IN SITU**
- **NO ONWARD CHAIN**
- **IDEAL FOR INVESTORS**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **REAR GARDEN**
- **IDEALLY LOCATED CLOSE TO TOWN CENTRE & BEACH**

**\*\* IDEAL PROPERTY FOR INVESTORS \*\***

Situated near the heart of Brightlingsea, this three Bedroom house is currently tenanted with a family, the property is sold with the tenant in situ and no onward chain.

There are two reception rooms, a fitted kitchen, bathroom with bath and separate shower cubicle and three bedrooms.

Outside there is a rear garden with side access.

Ideally situated within walking distance of the town centre, beach as well as both schools.



The accommodation with approximate room sizes are as follows:

#### **LOUNGE**

12' 7" x 11' 4" (3.83m x 3.45m)

Wooden entrance door, window to front aspect. Carpet flooring, centre and wall lights, feature fireplace with mantle shelf, radiator.

#### **INNER HALLWAY**

Stairs to first floor landing.

#### **RECEPTION/DINING ROOM**

12' 11" x 11' 3" (3.93m x 3.43m)

Window to rear aspect, carpet flooring, centre light. Feature fireplace, radiator.

#### **KITCHEN**

12' 2" x 7' 5" (3.71m x 2.26m)

Door to side, window to side aspect. Tiled flooring, centre light, range of wall and base units and work surfaces. Freestanding gas cooker, composite sink/drainer, space for washing machine, fridge and freezer.

#### **BATHROOM**

9' 0" x 7' 7" (2.74m x 2.31m)

Obscured window to side aspect, tiled flooring, inset spot lights. Panelled bath with mixer taps and shower over, pedestal wash hand basin, low level WC and separate shower cubicle, heated towel rail.



### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

15' 8" x 11' 6" (4.77m x 3.50m)

Two windows to front aspect, carpet flooring, centre light, radiator. Feature fireplace, storage cupboard.

### **BEDROOM TWO**

12' 7" x 11' 1" (3.83m x 3.38m)

Window to rear aspect, carpet flooring, centre light. Feature fireplace, radiator.

### **BEDROOM THREE**

12' 8" x 7' 7" (3.86m x 2.31m)

Window to side aspect, carpet flooring, centre light, radiator.

### **EXTERIOR**

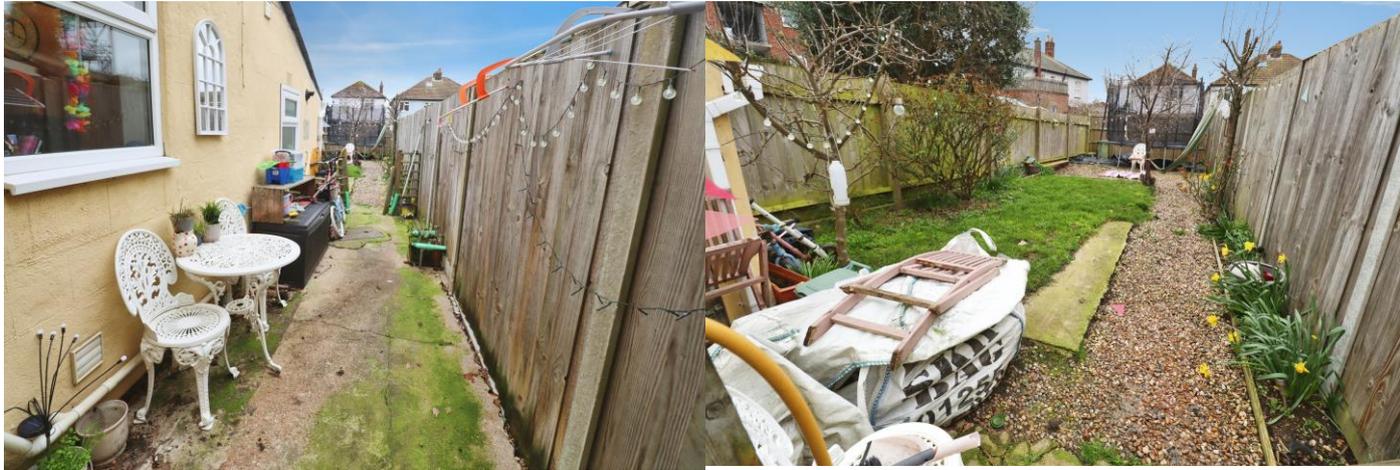
#### **FRONT**

Walled front garden, side access to rear.

#### **REAR**

Patio and lawn area, boundary fences to side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
Floor area 53.3 sq.m. (574 sq.ft.)

**First Floor**  
Floor area 43.5 sq.m. (468 sq.ft.)

**Total floor area: 96.8 sq.m. (1,042 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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