

**Nelson Street  
Brightlingsea  
CO7 0DZ  
£230,000 Freehold**

**Town & Country**  
residential sales and lettings



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- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM
- 20' KITCHEN

- FIRST FLOOR BATHROOM
- WELL PRESENTED
- IDEAL FIRST TIME PURCHASE
- REAR GARDEN WITH SIDE ACCESS
- CLOSE TO TOWN AND WATERFRONT

**\*\* RECENTLY DECORATED TWO BEDROOM HOUSE \*\***

Located just minutes walk from both the Town Centre and the Beach, this two bedroomed semi-detached house, which has been recently decorated, is an ideal starter home.

There is a good sized lounge, a separate dining room, spacious galley kitchen to the ground floor, upstairs on the first floor you will find two double bedrooms and a fabulous bathroom.

The garden is low maintenance and ideal for entertaining with side access.



The accommodation with approximate room sizes are as follows:

#### **DINING ROOM**

13' 11" x 10' 8" (4.24m x 3.25m)

Window to front, wood flooring, centre light, radiator. feature fireplace, wood panelling.

#### **LOUNGE**

13' 5" x 11' 0" (4.09m x 3.35m)

Window to rear, wood flooring, centre light, feature fireplace, radiator.

#### **KITCHEN**

20' 2" x 8' 0" (6.14m x 2.44m)

Windows to side and rear, door to side, tiled flooring, inset spot lights, radiator. Contemporary fitted wall and base units with wood counter, ceramic 1½ bowl sink/drain, space for range cooker, dishwasher, washing machine, tumble dryer and fridge/freezer, partially tiled walls.

#### **FIRST FLOOR LANDING**

Wooden flooring, centre light, storage/airing cupboard.

#### **BEDROOM ONE**

13' 1" x 10' 10" (3.98m x 3.30m)

Window to front, wood flooring, centre light, radiator, fitted wardrobe with loft access above.

#### **BEDROOM TWO**

10' 10" x 9' 5" (3.30m x 2.87m)

Window to rear, wood flooring, centre light, radiator.



### **FAMILY BATHROOM**

11' 5" x 7' 6" (3.48m x 2.28m)

Obscured window to rear, vinyl printed floor tiles, centre light. Freestanding roll top bath, separate shower enclosure, high level WC, vanity unit, partially tiled walls, wood panelled walls.

### **REAR GARDEN**

Decking to side, laid to lawn, mature shrubs, two garden sheds, side access.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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