

**Hall Cut  
BRIGHTLINGSEA  
CO7 0BY  
£285,000 Freehold**







- THREE BEDROOMS
- CUL DE SAC POSITION
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- TOWN CENTRE POSITION

- CONSERVATORY
- DOUBLE GLAZED
- GARAGE AND DRIVEWAY
- FAMILY SHOWER ROOM
- CALL US TO VIEW

## HIGH STREET POSITION

Tucked away in a quiet Cul de Sac position is this three bedroom Link detached family home, with fantastic prospects whilst just off the high street this property is ideal for all of Brightlingsea's amenities.

The property benefits from:

Lounge, dining room, conservatory, kitchen, ground floor WC, and with three bedrooms and a family shower room to the first floor.

The property also benefits from a garage and driveway.

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The accommodation with approximate room sizes are as follows:

#### **ENTRANCE**

Double glazed front door to:

#### **ENTRANCE HALL**

Radiator, stairs to the first floor and doors to:

#### **GROUND FLOOR WC**

Low level WC, wash hand basin set in vanity unit, extractor, half tiled walls.

#### **KITCHEN**

9' 3" x 8' 7" (2.82m x 2.61m)

Double glazed window to the front and side, one and a half bowl sink and drainer set in roll edge worktop to three walls with cupboards and drawers under, wall mounted cupboards to two walls, space for dishwasher and electric oven.

#### **LOUNGE**

12' 5" x 11' 4" (3.78m x 3.45m)

Double glazed window to the rear, radiator. Through to the:

#### **DINING ROOM**

11' 9" x 8' 5" (3.58m x 2.56m)

Laminate flooring, radiator, double glazed French doors to the Conservatory.

#### **CONSERVATORY**

Door to garage and rear garden.



## **FIRST FLOOR LANDING**

Access to the loft, double glazed window to the front, storage cupboard and doors to:

### **BEDROOM ONE**

11' 5" x 9' 10" (3.48m x 2.99m)

Double glazed window to the rear, fitted wardrobes, radiator.

### **BEDROOM TWO**

10' 11" x 9' 4" (3.32m x 2.84m)

Radiator, double glazed window to the rear.

### **BEDROOM THREE**

8' 4" x 8' 0" (2.54m x 2.44m)

Double glazed window to the front, radiator.

## **SHOWER ROOM**

Double size shower, radiator, low level WC, wash hand basin set in vanity unit, tile splash backs, double glazed obscure window to the side.

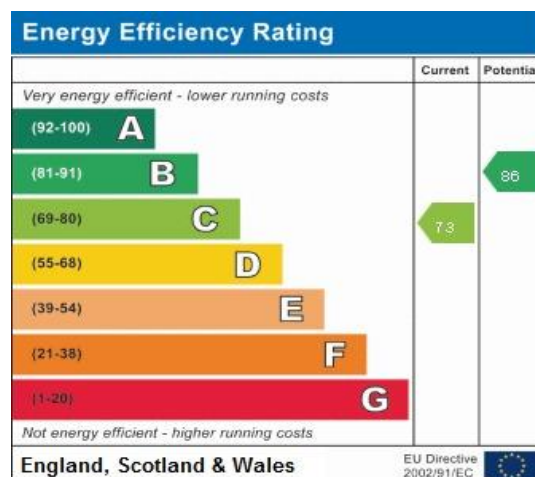
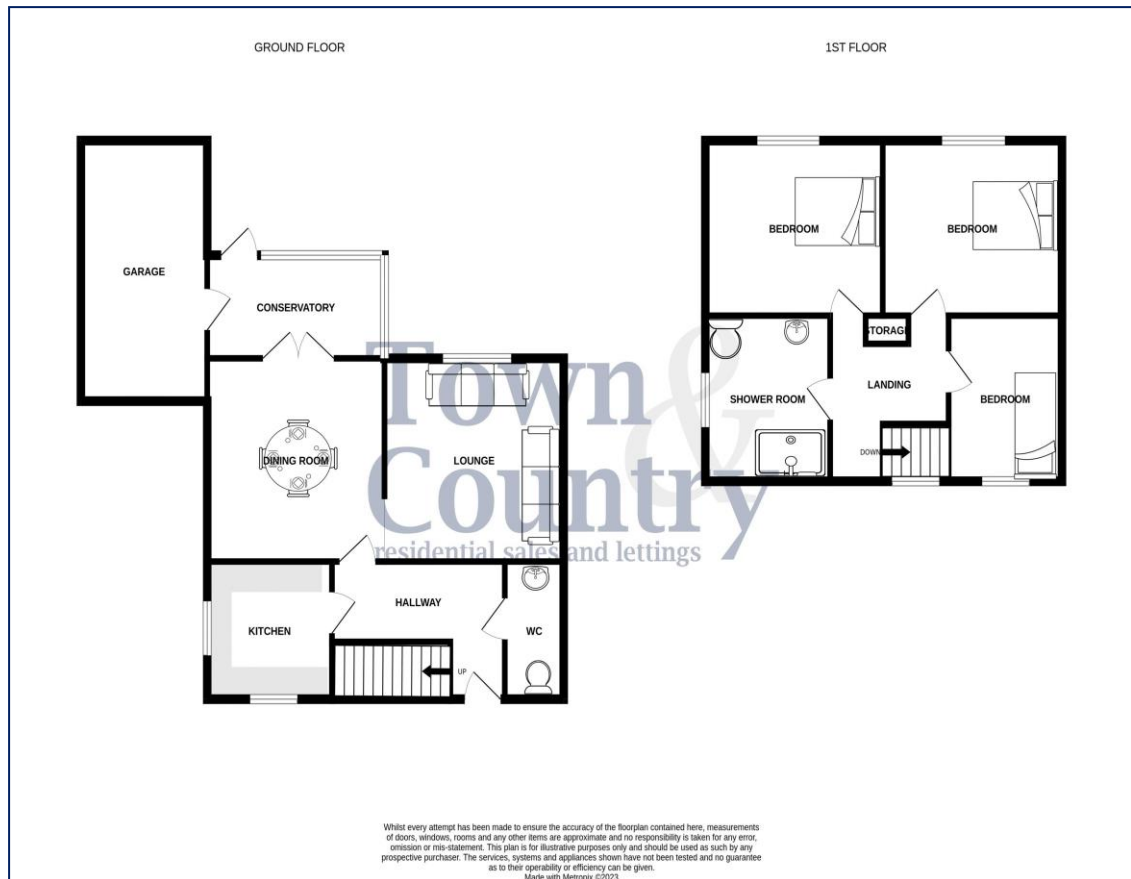
## **OUTSIDE**

Situated in a quiet cul de sac position just off the High street. There is generous and ample off road parking to the front of the property which in turn leads to the Garage.

The rear garden has a side decking area with the remainder laid to lawn enclosed by fencing.







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