



- Cash Buyers Only
- Chain Free
- Cosy Cottage
- Two Bedrooms
- Private Garden
- Gas Central Heating
- Double Glazed
- Central Brightlingsea Position

16 Francis Street, Brightlingsea, Colchester, Essex. CO7 0DG.

Cash Buyers or low loan to value buyers only guide price £135,000 to £150,000 A cosy and charming end terrace cottage in this brilliant position within easy reach of Brightlingsea's town centre and the waterside. Need a touch of updating but offering living space, kitchen, bathroom, two bedrooms and private garden. Offered for sale with no onward chain and with part timber frame construction.



Property Details.

Ground Floor

Lounge/Diner



12' 1" x 10' 11" (3.68m x 3.33m) Window to front, radiator, wood effect flooring, feature fireplace and doorway to.

Kitchen



9' 4" x 8' 2" (2.84m x 2.49m) Window to rear, understairs storage cupboard, tiled floor, a range of fitted units with worktops over, inset sink, matching eye level units, space for cooker, spaces for further appliances, door to lobby.

Lobby

Door to garden, door tot bathroom, stairs to first floor and radiator.

Bathroom



Obscure window to rear, panel bath with shower attachment, close coupled WC, pedestal wash hand basin, tiled walls.

First Floor

Half Landing

With doors to.

Property Details.

Bedroom



12' 1" x 10' 11" (3.68m x 3.33m) Window to front, radiator, loft access.

Bedroom



9' 3" x 8' 0" (2.82m x 2.44m) Window to rear, fitted airing cupboard, fitted over stairs cupboard.

Outside

Rear Garden



Mainly laid to artificial grass, planted borders, garden shed, gated side access.

Agents Note

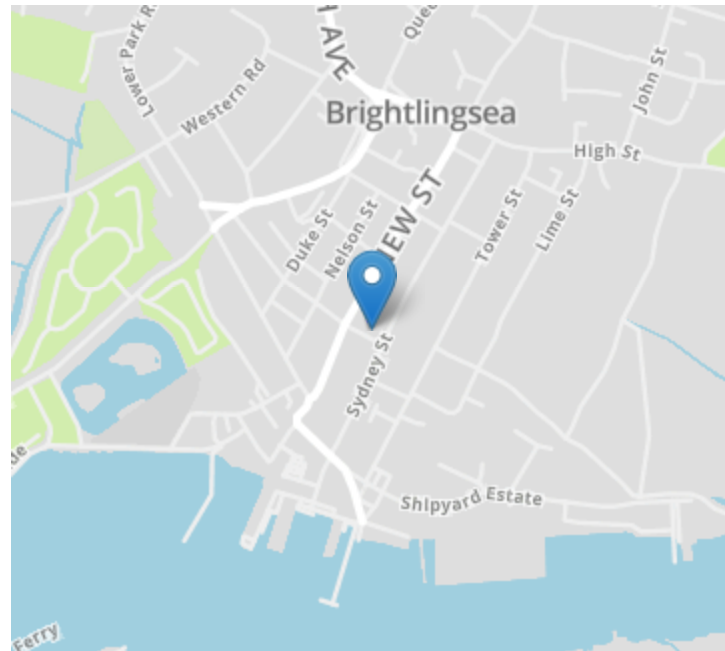
The property has been surveyed during a previous sale and we can confirm the property is timber framed and would only suit cash buyers or clients with low loan to value terms, all clients will require substantiation of funds prior to viewings.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.