



- Semi-Detached House
- Three bedrooms
- 25ft Lounge/Diner
- Good Sized Rear Garden
- Well Presented
- Scope To Extend
- Popular Location
- Close To Amenities And Waterfront

7 Silcott Street, Brightlingsea, Essex. CO7 0DR.

A well presented three bedroom semi-detached home, located within walking distance to Brightlingsea's town centre, local shops and wonderful waterfront. Ideal for a first time buyer, the ground floor boasts a large 25ft lounge/diner and kitchen whilst the first floor benefits from three bedrooms and a family bathroom with a good sized rear garden in excess of 50ft. This property also has scope to improve with a loft conversion possible if more space is needed. A quick internal viewing is highly recommend to avoid any disappointment. Call us now to arrange your viewing.



Property Details.

Ground Floor

Entrance Porch

3' 1" x 4' 1" (0.94m x 1.24m) UPVC door to enter, window to both sides, door to:

Lounge/Diner



25' 1" x 12' (7.65m x 3.66m) Window to front and side, stairs rising to first floor with two storage cupboards under, door to:

Kitchen



10' 6" x 11' 7" (3.20m x 3.53m) Window and door to rear, a range of matching fitted wall and base units with worktops over, one and a half inset sink and drainer, tiled splashbacks, space and plumbing for dishwasher and washing machine, space for cooker with extractor hood over, integrated fridge/freezer.

First Floor

First Floor Landing

Radiator, loft access, airing cupboard, doors to:

Bedroom One



10' 10" x 12' 2" (3.30m x 3.71m) Window to front, radiator.

Bedroom Two



14' 11" x 5' 6" (4.55m x 1.68m) Window to rear, radiator.

Property Details.

Bedroom Three



9' 10" x 5' 8" (3.00m x 1.73m) Window to rear, radiator.

Bathroom



Window to rear, radiator, W/C wash hand basin, panelled bath with over head shower

Rear Garden



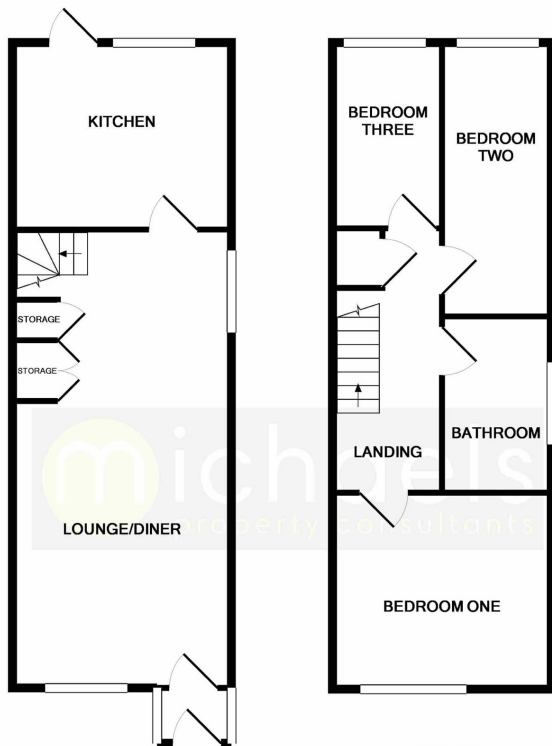
Rear garden in excess of 50ft, large decking area with steps down to lawn with paving, timber garden shed and workshop remain, enclosed by fencing, gated side access.

Agents Note

Please note that this property is council tax band B.

Property Details.

Floorplans



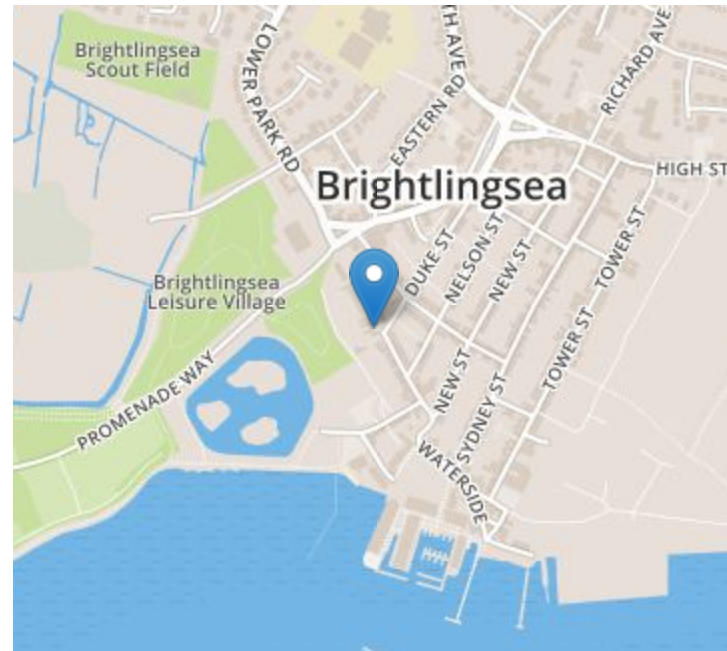
GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.