

oakheart



£200,000

Guide Price
Wilfreds Way, Brightlingsea

Guide Price of £200,000 - £220,000.

This well-presented two-bedroom coach house is part of a contemporary Hopkins Home development, offering the added advantages of off-road parking, a private garden, and a garage. Conveniently situated, this residence is within easy reach of the popular Waterside Marina and Promenade and all the other

attractions that Brightlingsea has to offer.

Upon entry, you are welcomed by an entrance hall featuring a storage cupboard. The living space encompasses an open-plan living room, dining area, and kitchen. The kitchen boasts matching wall and base units, countertops, an inset sink, integrated appliances, and space for a fridge/freezer.

The property includes two meticulously decorated bedrooms and a modern family bathroom. Outside, the front of the home features off-road parking and a garage, while the rear offers a private garden with artificial grass, a patio area, and a footpath leading to the side, complete with a gated entrance.

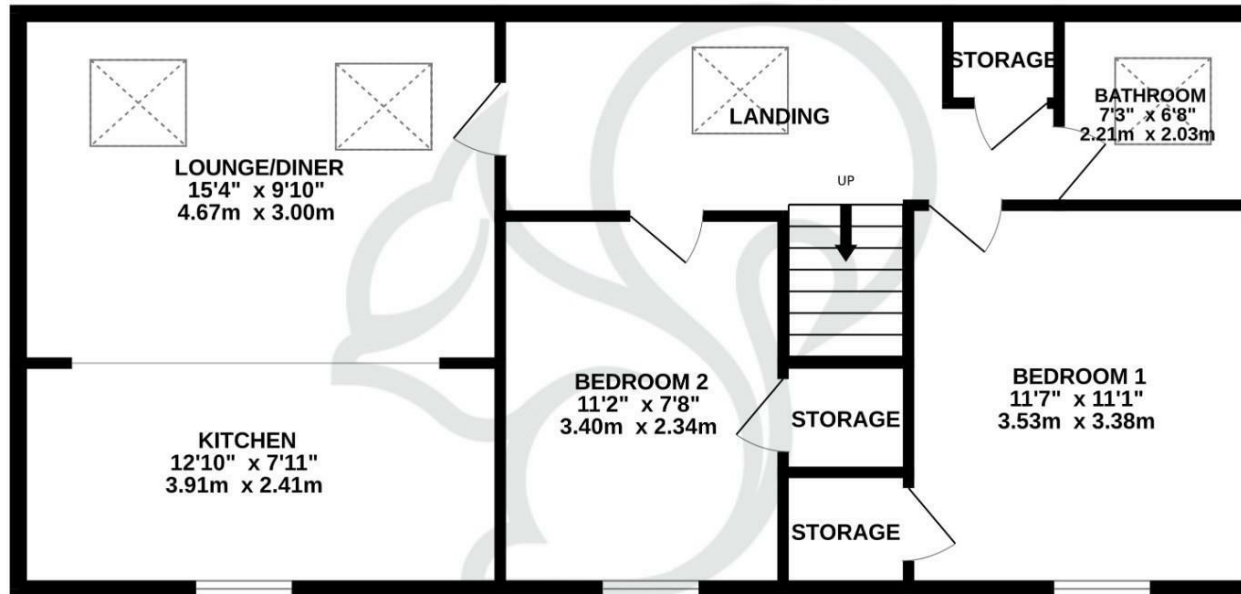








GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Local Authority:
Tendring

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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