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HURST GREEN, BRIGHTLINGSEA, CO7 0EH

£1,950 PCM

Available immediately, this detached Farm House located in the coastal town of Brightlingsea affording views over green to front. The property benefits from generous living space with two/three reception areas and three/four bedrooms. Externally there is off-road parking to the rear and a courtyard style garden.

- Available Immediately
- Three Reception Rooms
- Gas Central Heating
- Ground Floor WC
- En-Suite
- Potential Ground Floor 4th Bedroom
- Council Tax Band- E
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOBBY

RECEPTION

13'5 x 12' (4.09m x 3.66m)



RECEPTION/BEDROOM 4

12'5 x 12' (3.78m x 3.66m)



BREAKFAST ROOM

18'1 x 9'1 (5.51m x 2.77m)



WC



UTILITY ROOM

12'8 x 7'5 (3.86m x 2.26m)



KITCHEN/DINER

23'1 x 12'5 (7.04m x 3.78m)



BEDROOM 1

11'6 x 11'1 (3.51m x 3.38m)



FIRST FLOOR

LANDING



EN-SUITE



BEDROOM 2

13'2 x 12'5 (4.01m x 3.78m)



BEDROOM 3

11'6 x 10' (3.51m x 3.05m)



REAR



Courtyard style rear garden.

BATHROOM

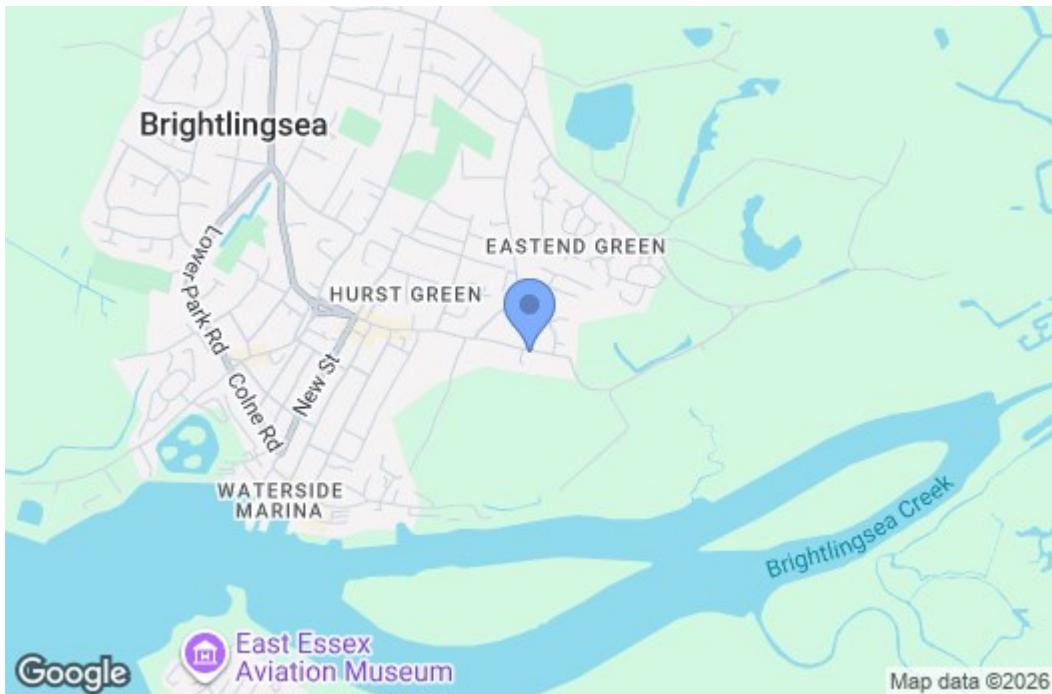


OUTSIDE

FRONT



Map

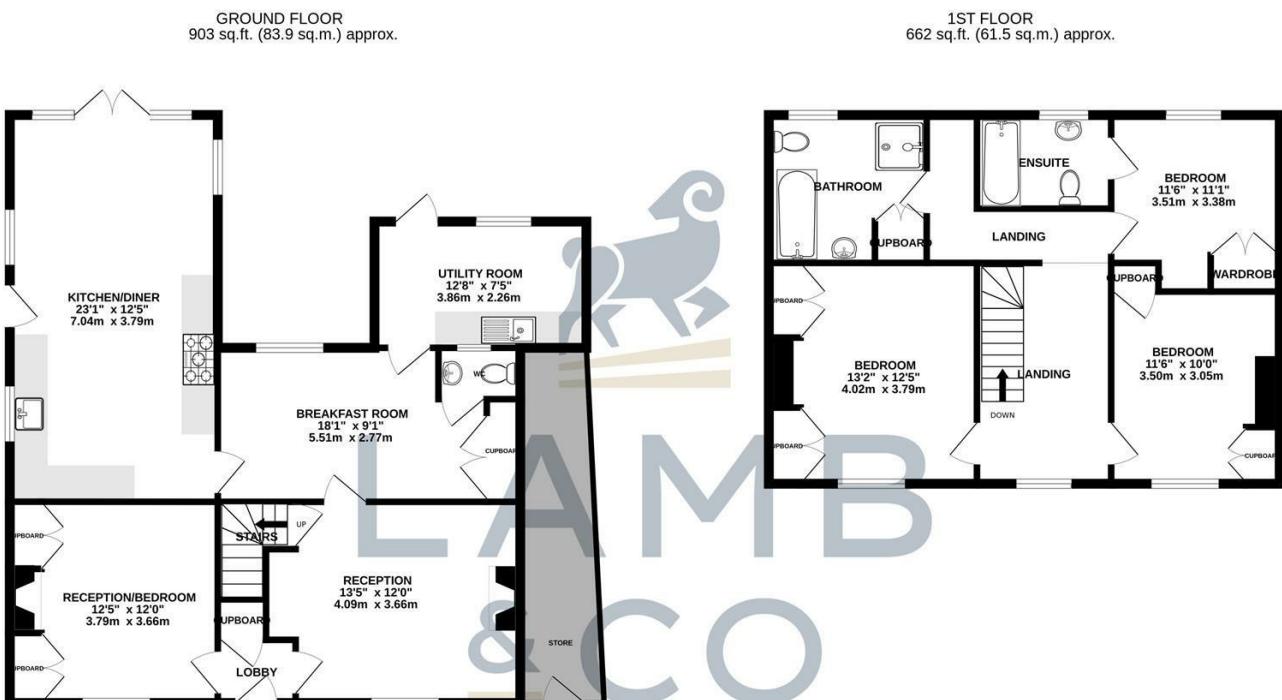


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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