



- Three Bedroom Semi Detached
- Generous South Facing Garden
- Large Garden Shed
- Modern Fitted Stylish Kitchen
- Open Plan Kitchen/Diner
- First Floor Bathroom & Downstairs WC
- Double Glazed &
- Planning Permission For Loft Conversion

25 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

Open event taking place Saturday 23rd starting at 1pm please call the sales team to arrange your viewing slot. This simply stunning semi detached Victorian home has been lovingly improved by its current owners. Internally the main highlights include a bespoke fitted kitchen/diner with granite work surfaces/ open plan dining room, bay fronted window, log burner, south facing garden with large garden shed, Seaview's from the rear bedrooms. This property is an ideal entertaining space for all the family and friends. The first floor benefits from a family bathroom and three bedrooms, please note the owners have also had plans approved planning permission to extend the property further with a loft conversion which would create an additional bedroom and en suite. For further information on this wonderful property please do not hesitate to contact a member of the sales team.



Property Details.

Ground Floor

Entrance Hall

11' 07" x 3' 07" (3.53m x 1.09m) UPVC front door opening onto the entrance hall, double glazed window to side, inset spot light bespoke cupboard housing meters and fuse box, stairs raising to the first floor and doors leading to:

Lounge



15' 4" x 11' 4" (4.67m x 3.45m) Double glazed bay fronted window, bespoke fitted alcove units, radiator, exposed brick fireplace with built in storage cupboards, picture rail.

Kitchen/ Breakfast Room



15' 8" x 15' 0" (4.78m x 4.57m) Double glazed window to side, under stairs storage, inset spot lights, fitted kitchen with a contrasting units, a range of work surfaces including granite, built in lighting to units, integrated gas hob, double oven extractor fan, dish washer, washing machine space for fridge/freezer, stainless steel sink, open plan onto the dining room.

Dining Room



15' 6" x 11' 3" (4.72m x 3.43m) Double glazed window to side, patio door opening onto the rear garden, radiator.

Cloakroom

4' 09" x 3' 01" (1.45m x 0.94m) Double glazing window to rear riled floor, low level WC, wash hand pedestal wash hand basin, part tiled.

First Floor

Landing

15' 05" x 5' 04" (4.70m x 1.63m) Double glazed window to side, access to loft, doors leading to:

Bedroom One



11' 10" x 8' 7" (3.61m x 2.62m) Double glazed window to front, original cast iron fire place, radiator, space for double bed and furniture.

Property Details.

Bedroom Two



12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to rear with sea views, radiator, space for double bed and furniture.

Bedroom Three



11' 11" x 6' 00" (3.63m x 1.83m) Double glazed window to rear and sea views, space for double bed, radiator.

Family Bathroom



7' 09" x 8' 11" (2.36m x 2.72m) Narrowing to 4'10 x 4'06 Double glazed obscured window to front, towel rail, double length shower enclosure, panelled bath, low level EWC, wash hand pedestal basin, part tiled.

Outside

Rear Garden



A well maintained south facing well established rear garden. The garden includes a substantial patio area with a newly built path leading to a further patio that is under cover and currently used as a gym with a large rear garden shed measuring at 17'05 x 6'0. The garden is retained by privacy fencing. The remainder of the garden is laid to lawn and retained by privacy fencing.

Frontage

Low level metal fencing with a gated entrance separating the property from the pathway, concrete foot path to entrance, side access to the rear.

Property Details.

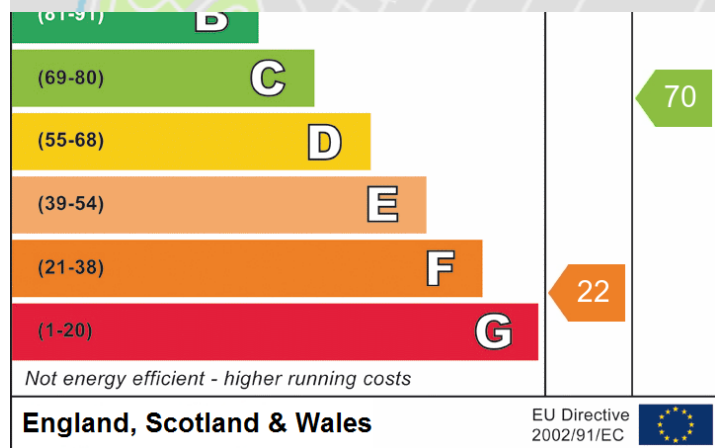
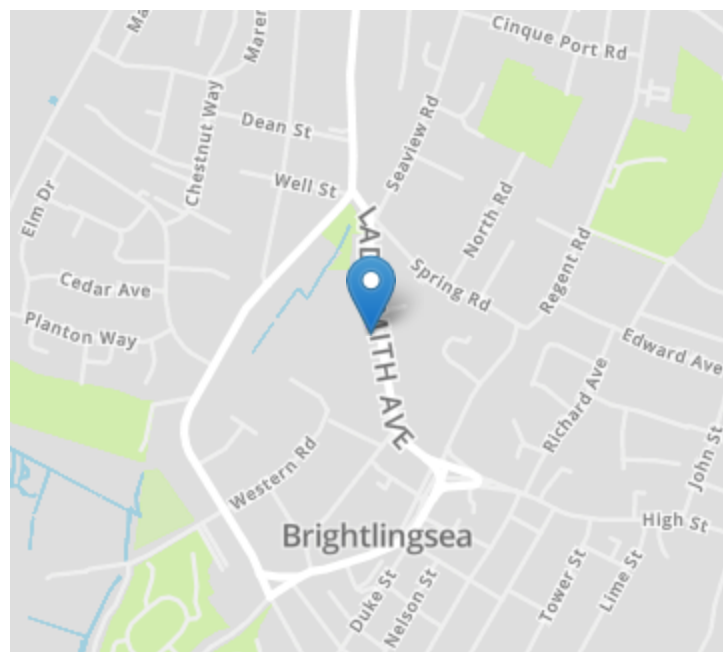
Floorplans



michaels
property consultants

CO7 9UD
TOTAL FLOOR AREA: 1087sq ft (101.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements, dimensions, and areas, the floor plan is provided as a guide only and should not be relied upon for any specific purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition. See also Energy Rating.

Location



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.

