



- Semi Detached House
- Summer House
- Generous Rear Garden
- Two Double Bedrooms
- Off Road Parking
- Walking Distance To Local School & Amenities
- Newly Fitted Roof
- Gas Central Heating & Double Glazing
- Two Reception Rooms

5 Bateman Road, Brightlingsea, Colchester, Essex. CO7 0SG.

This well positioned semi detached house is ideal for a growing family. Located in the popular town of Brightlingsea, it offers access to the towns local shops, pubs, marina, and walking distance to the local secondary school and primary school. This two bedroom property is very spacious having previously been a three bedroom, also offering, two reception rooms, modern kitchen, first floor bathroom. As well as close proximity to nearby villages with local train stations, a commuter would never be more than just over ten minutes away from one of these stations. Viewings now happening.



Property Details.

Ground Floor

Living Room



13' 11" x 11' 0" (4.24m x 3.35m) Double glazed bay fronted window, radiator.

Dining Room



14' 2" x 10' 0" (4.32m x 3.05m) Double glazed French doors to rear, fireplace, vertical radiator.

Kitchen



12' 0" x 10' 8" (3.66m x 3.25m) Double glazed windows to rear, a modern fitted kitchen including a range of wall and base units, laminate worktop, range style cooker, over head cooker hood, inset sink, integrated dish washer, wine cooler and space for American Fridge/ Freezer and washing machine. Wall mounted boiler.

First Floor

Landing

Radiator & Doors leading to:

Bedroom



16' 3" x 11' 0" (4.95m x 3.35m) Double glazed windows to front, inset spot lights, fitted wardrobes, radiator.

Property Details.

Bedroom



14' 2" x 10' 6" (4.32m x 3.20m) Double glazed window to rear, radiator, stairs to loft room.

Family Bathroom



Double glazed obscure window to rear, paneled bath, over head shower, low level WC, airing cupboard.

Outside

Rear Garden



A well maintained mature garden, patio area with the remainder laid to lawn, pathway leading to garden sheds and summer house, retained by fencing, side access to the driveway.

Driveway

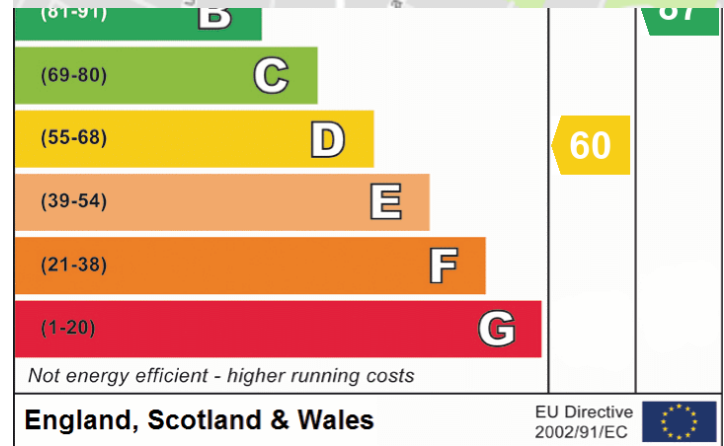
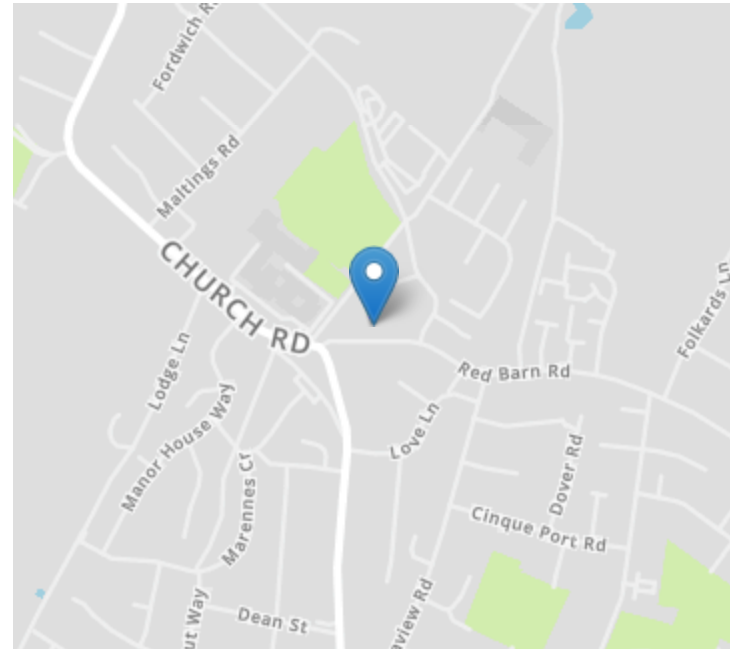
Block paved driveway to the front creating off road parking.

Property Details.

Floorplans



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.