



- Semi Detached House
- Three Bedrooms
- Walking Distance Of Local Amenities
- Close By To Primary School
- Double Glazing
- Gas Central Heating
- Open Plan Living & Dining Area
- Utility/ Garden Room

31 York Road, Brightlingsea, Colchester, Essex. CO7 0JA.

****Guide Price £270,000-£280,000**** A beautiful three bedroom semi detached cottage positioned close to town centre and waterfront of Brightlingsea. The property highlights include open plan lounge/ diner with log burner, kitchen, ground floor bathroom, utility/sun room, landscaped south/west facing rear garden with summer house and three bedrooms. Early viewing highly advised to fully appreciated what this property has to offer.



Property Details.

Ground Floor

Living Room



12' 1" x 11' 09" (3.68m x 3.58m) UPVC front door, double glazed window to front, log burner, radiator,

Dining Room



14' 01" x 12' 02" (4.29m x 3.71m) Window to side and rear, radiator, stairs to first floor.

Kitchen



9' 0" x 7' 5" (2.74m x 2.26m) Double glazed window to side, UPVC side door and stable door, fitted kitchen including oak worktops, base units, tiled splash back, integrated cooker, induction hob, over head fan, inset sink, slimline dish washer.

Utility/Sun Room

20' 8" x 4' 8" (6.30m x 1.42m) Double glazed French doors to rear, UPVC side door to side access, space for washing machine.

Ground Floor Family Bathroom



7' 05" x 6' 01" (2.26m x 1.85m) Double glazed window to rear, low level WC, wash hand basin, paneled bath and radiator.

First Floor

Landing

Loft access, doors leading to:

Property Details.

Bedroom



15' 5" x 11' 06" (4.70m x 3.51m) Double glazed windows to front, radiator.

Bedroom



9' 0" x 7' 3" (2.74m x 2.21m) Double glazed sash window to rear, radiator.

Bedroom



10' 9" x 9' 01" (3.28m x 2.77m) Double glazed window to rear, radiator, airing cupboard.

Outside

Rear Gareden



A well maintained south/west facing rear garden including patio area, artificial grass, summer house, double side access.

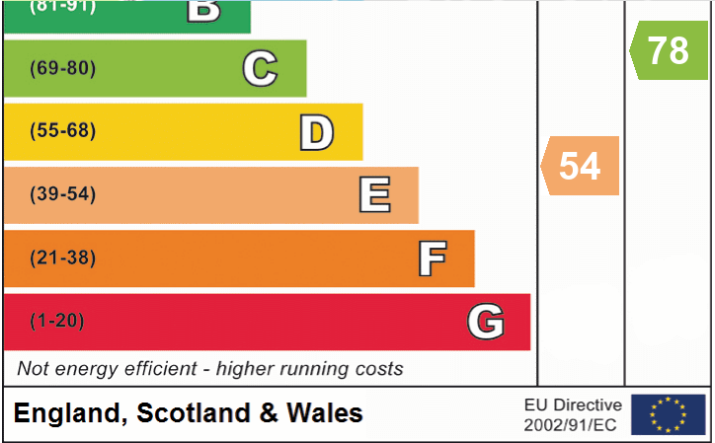
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, areas and heights have been taken as approximate and no responsibility is taken for any error or inaccuracy. The floorplans are intended as a guide only and should not be relied upon for the purpose of prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.

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.