



- Modern Home
- Semi Detached
- Off Road Parking
- Two Double Bedrooms
- Landscaped Garden
- Ground Floor Cloakroom

### 4 North Road, Brightlingsea, Colchester, Essex. CO7 0PL.

An immaculate and beautifully presented semi detached home in the popular waterside town of Brightlingsea. Built approximately 10 years ago and offering excellent accommodation to include two double bedrooms, family bathroom, modern kitchen/diner, ground floor cloakroom, generous lounge, landscaped garden, ample off road parking and a ready to move into condition.





# Property Details.

## Ground Floor

### Entrance Hall

Tiled floor, radiator cloak storage space and doors to.

### Ground Floor Cloakroom

Tiled floor, radiator, pedestal wash hand basin, close coupled WC.

### Kitchen/Diner



13' 1" x 9' 1" (3.99m x 2.77m) Window to front, tiled floor, radiator, a modern range of fitted units and drawers with worktops over, inset sink and drainer, integrated fridge/freezer, integrated dishwasher, space for washing machine, tiled splash backs, matching eye level units.

### Lounge



20' 2" x 11' 5" (6.15m x 3.48m) Window and french doors to



rear, two radiators, TV point, tiled floor, stairs to first floor.

## First Floor

### Landing

With window to rear, radiator, airing cupboard, wood effect flooring, loft access and doors to.

### Bedroom One



13' 1" x 10' 9" (3.99m x 3.28m) Window to front, radiator, wood effect floor.

# Property Details.

## Bedroom Two



13' 1" x 10' 0" (3.99m x 3.05m) Window to rear, radiator, wood effect flooring.

## Bathroom



Tiled floor, obscure window to front, tiled walls, panel bath with shower over, pedestal wash hand basin, close coupled WC, radiator.

## Outside

## Garden



Landscaped with patio and lawn areas, raised decking area, various shrubs and plants, enclosed by fencing with gated side access.

## Parking

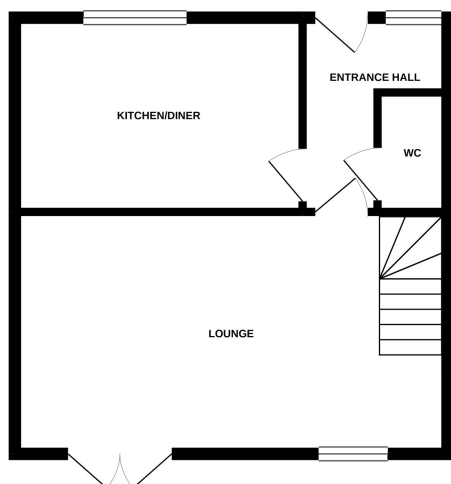
Block paved parking area to front offering further potential to continue extra parking into garden area if required.



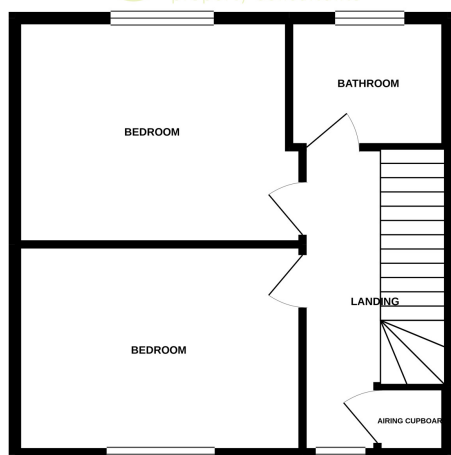
# Property Details.

## Floorplans

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



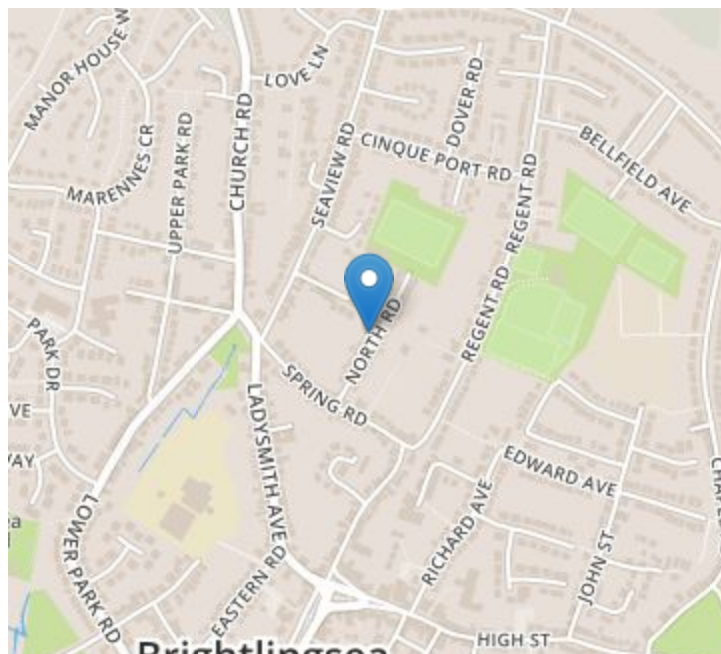
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



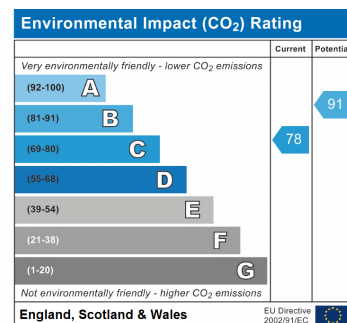
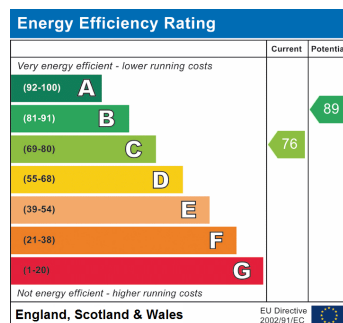
TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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## Location



## Energy Ratings



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.