



- Period Charm Throughout
- Close To Shops And Amenities
- No Onward Chain
- Two Reception Rooms
- Two Double Bedrooms
- First Floor Bathroom
- Attractive Rear Garden

**5 North Road, Brightlingsea, Colchester, Essex. CO7 0PL.**

A well presented two bedroom period home in Brightlingsea offering excellent access to the town centre, local shops/restaurants, good schools and the beachfront and marina. Offering two double bedrooms, two reception rooms, kitchen, bathroom and a generous rear garden. Internal viewings are highly recommended.



# Property Details.

## Ground Floor

### Living Room



11' 11" x 11' 5" (3.63m x 3.48m) Window to front, radiator, original wood flooring, working log burner, door to;

### Stairwell

Stairs up door to;

### Dining Room



11' 7" x 11' 11" (3.53m x 3.63m) Window to rear, radiator, access to under stairs storage, wood flooring, door to;

### Kitchen



11' 2" x 6' 0" (3.40m x 1.83m) Window and single patio door to rear, range of eye and low level fitted units with work surface over, inset sink, built in single oven with gas hob and extractor over, fridge/freezer to remain, washing machine to remain (purchased in August 2020), access to boiler.

## first floor

### Landing

Doors to;

### Bedroom One



11' 4" x 11' 11" (3.45m x 3.63m) Window to rear, built in double wardrobe, radiator, door to;

# Property Details.

## Bathroom



11' 8" x 6' 0" (3.56m x 1.83m) Window to rear, wash hand basin, W/C , panelled bath, access to airing cupboard and radiator.

## Bedroom Two



11' 5" x 11' 11" (3.48m x 3.63m) Window to front, radiator, access to wardrobe.

## Outside

### Garden

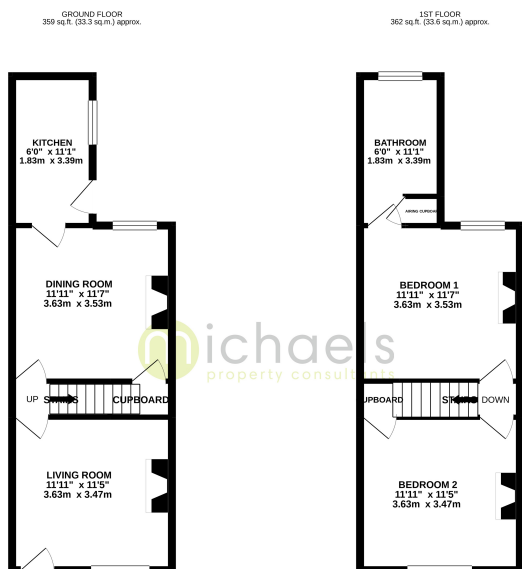


The outside space has been well maintained by its current owner. Fully enclosed by fencing and with rather attractive borders such as small trees, plants and flowers, a couple of sheds that will be remaining.

To the front of the house there is on street parking, there are no residents permits needed.

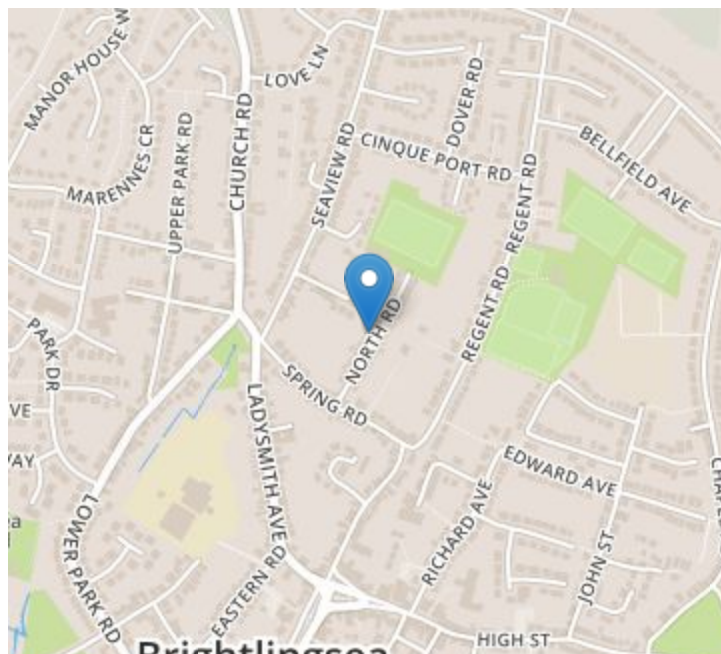
# Property Details.

## Floorplans

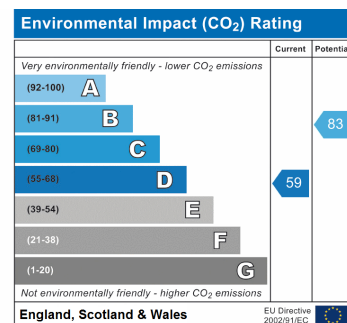
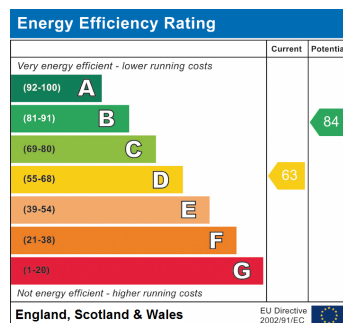


TOTAL FLOOR AREA: 720 sq. ft. (66.9 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained in this information, the seller does not warrant the accuracy of the information. This plan is for illustrative purposes only and should not be relied upon for any purpose other than that intended. It is not intended to be used as a contract or as a basis for any claim. The seller does not warrant the accuracy of the information. It is not intended to be used as a contract or as a basis for any claim. The seller does not warrant the accuracy of the information. It is not intended to be used as a contract or as a basis for any claim.

## 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.