



- Detached House
- Sought After Area
- Two Reception Rooms
- No Onward Chain
- Off Road Parking
- Private Rear Garden
- Walking Distance Of The Recreation Ground & Town Centre
- Three/Four Bedroom Detached House

## 4 Bayard Avenue, Brightlingsea, Colchester, Essex. CO7 0NH.

Positioned within a sought after area of Brightlingsea is this three/four bedroom family home offered for sale with no onward chain. Highlights include a lounge with bay window, dining room, kitchen, study area, three/four bedrooms bedrooms and family bathroom. Situated in a coveted part of town that is just minutes away from a wonderful range of amenities, short stroll to the beach and marina, backing onto allotments and adjacent to the large recreation park this excellent family home must be viewed.





# Property Details.

## Ground Floor

### Entrance Hall

Wooden front door, radiator, stairs to first floor, doors leading to:

### Lounge

14' 9" x 11' 1" (4.49m x 3.38m)

Bay window to front, open fire place, tiled hearth and wood surround mantle.

### Dining Room



15' 11" x 12' 0" (4.85m x 3.65m)

Window to side, radiator, brick fire place housing boiler, under stairs storage cupboard, open plan onto kitchen.

### Kitchen



13' 6" x 12' 0" (4.11m x 3.65m)

Window to rear, French doors and back door, range of wall and base units, range style cooker with gas hob, laminate roll edge work top, integrated 1 1/2 bowl stainless steel sink with left hand drainer, tiled splash back, space for washing machine and fridge freezer.

## First Floor

### Landing

Doors leading to:

### Bedroom One



12' 3" x 11' 2" (3.73m x 3.40m) Window to front, radiator, fitted wardrobes, door leading to landing.

### Study/Bedroom



12' 2" x 9' 7" (3.71m x 2.92m) Window to side radiator, door leading to:

### Bedroom Three

# Property Details.

## Family Bathroom



Window to side, radiator, low level W.C, bath with over head shower and mixer taps, towel rail, storage cupboard, part tiled walls.

## Outside

### Rear Garden



Laid to lawn and patio, garden shed, retained by fencing, gated side access.

### Off Road Parking

Off road parking to the front aspect



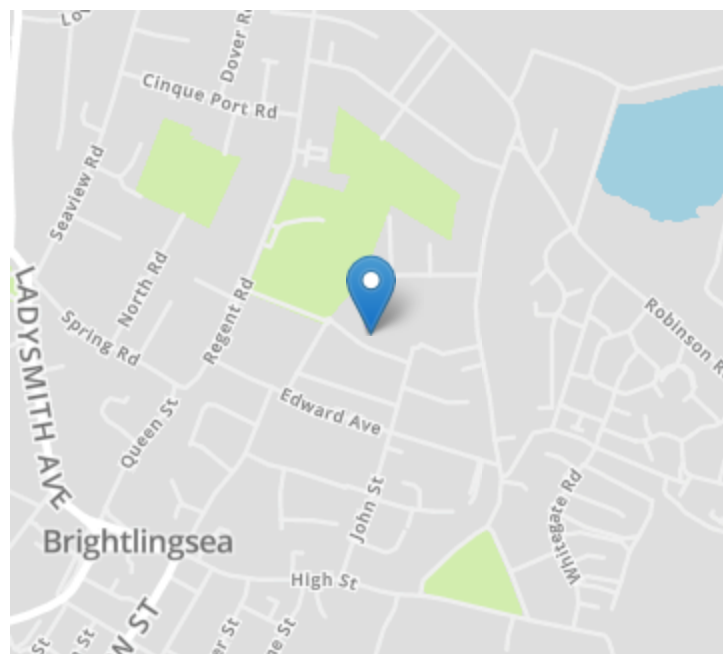
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 availability 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.