



- Two Bedroom Cottage
- Period Charm Throughout
- Two Reception Rooms
- First Floor Bathroom
- Spacious Rear Garden
- Close To Shops And Amenities

**57 Queen Street, Brightlingsea,
Colchester, Essex. CO7 0PH.**

This rather beautiful cottage is situated in the popular town of Brightlingsea. It offers excellent access to the town centre, local shops/restaurants, good schools and the beachfront and marina. Internally the property does not disappoint, it boasts an array of original features such as exposed wooden beams, brick flooring and open fire places. On the ground floor there are two reception room and a separate kitchen. Upstairs are two well proportioned bedrooms and a family bathroom.



Property Details.

Ground Floor

Entrance

Door through into living room;

Living room



13' 5" x 12' 10" (4.09m x 3.91m) Window to front, open brick fire place, opening into;

Dining Room



14' 8" x 11' 10" (4.47m x 3.61m) Radiator, access to storage cupboards, window through to kitchen, open brick fire place, stairs up;

Kitchen



9' 11" x 10' 0" (3.02m x 3.05m) Windows and door to rear, free standing aga, space for washing machine, inset butler sink, range of eye and low level fitted units.

First Floor

Landing

Doors to;

Bedroom One



16' 7" x 10' 11" (5.05m x 3.33m) Window to front, radiator.

Property Details.

Bedroom Two



8' 11" x 6' 6" (2.72m x 1.98m) Window to rear, radiator.

Bathroom



11' 10" x 5' 11" (3.61m x 1.80m) Window to side, radiator, free standing roll top bath, wash hand basin and W/C.

Outside

Garden

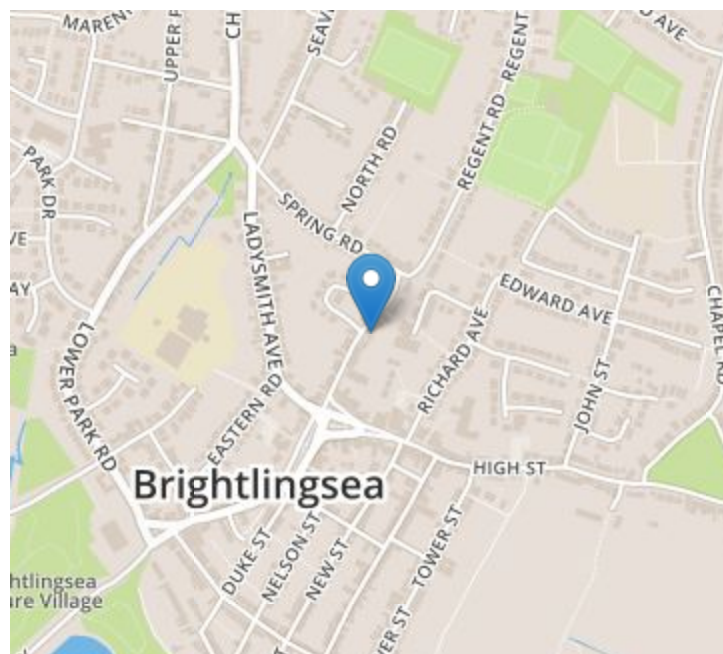


Outside the cottage has generous rear garden. Fully enclosed by fencing and with its main feature being a small pond and foot bridge its a peaceful and charming place to reside. To the back of the garden there is also a large shed which has full power and lighting connected, this will remain (STN) but offers a superb storage facility or home office etc.

Property Details.

Floorplans

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.