



- Coach House
- Two Double Bedrooms
- Parking & Garage
- Generous Rear Garden
- Family Bathroom
- Living Room
- Kitchen
- Offered For Sale With No Onward Chain
- NHBC Warranty Remaining
- Private Rear Garden

21 Wilfreds Way, Brightlingsea, Colchester, Essex. CO7 0FP.

Offered for sale with no onward chain is this two bedroom coach house with off road parking and garage. Built by Hopkins Homes to a high specification. The property accommodation includes, open plan living room/kitchen, two double bedrooms, family bathroom, garage and rear garden. Positioned within easy reach to the popular Waterside Marina and Promenade along with the local restaurants and pubs.



Property Details.

Living Accommodation

Entrance Hall

Velux window to rear, storage cupboard, radiator, doors leading to:

Kitchen



12' 10" x 7' 11" (3.91m x 2.41m) Double glazed window to front, tiled floor, fitted kitchen with laminate worktop, splash back, range of wall and base units, integrated gas hob, washing machine, dish washer, stainless steel sink with left hand drainer, cooker hood and space for fridge.

Living Room



15' 4" x 9' 10" (4.67m x 3.00m) Velux windows to rear, radiator, open plan onto the kitchen.

Bedroom



11' 07" x 11' 01" (3.53m x 3.38m) Double glazed window to front, fitted wardrobe, radiators.

Bedroom



11' 2" x 7' 08" (3.40m x 2.34m) Double glazed window to front, radiator, storage cupboard.

Property Details.

Family Bathroom



7' 3" x 6' 08" (2.21m x 2.03m) Velux window to rear, part tiled walls, low level WC, wash hand basin, panelled bath.

Outside

Off Road Parking & Garage

Off road parking to the front leading to the garage with up and over door.

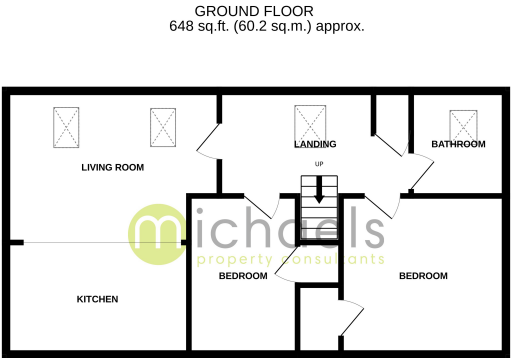
Rear Garden



The current owners have laid artificial grass creating a low maintenance rear garden, patio area and foot path leading to the side gated entrance.

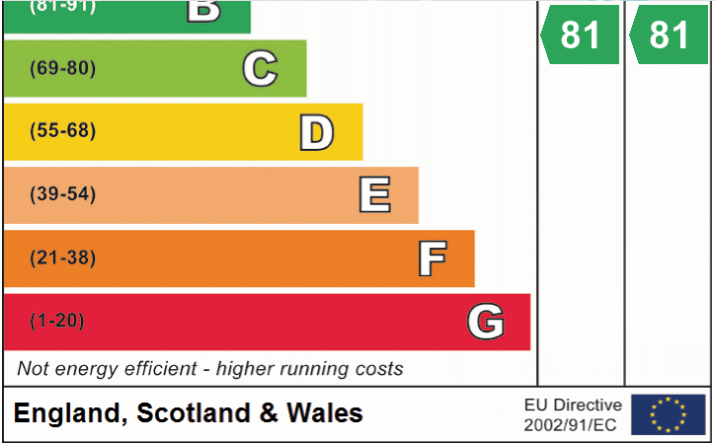
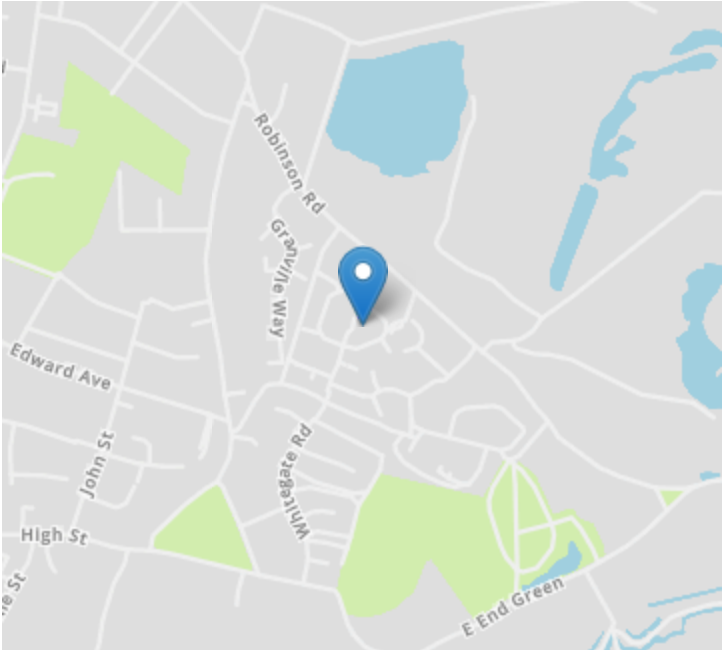
Property Details.

Floorplans



TOTAL FLOOR AREA: 648 sq ft (60.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, distances, areas and floor plans are for approximate use only and should not be relied upon for any other purpose. The plan is for general guidance only and should not be used for any other purpose. The services, systems and appliances shown here are for general guidance only and should not be relied upon for any other purpose. The plan is for general guidance only and should not be used for any other purpose. The services, systems and appliances shown here are for general guidance only and should not be relied upon for any other purpose.

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.