



- Semi Detached House
- New Flooring Throughout
- Newly Fitted Kitchen
- Living Room & Conservatory
- Three Bedrooms
- Carport & Off Road Parking
- Garage/ Utility
- Double Glazed & Central Heating
- Walking Distance Of Town Centre & Promenade
- Cul De Sac Location

### 14 Oysters Reach, Brightlingsea, Colchester, Essex. CO7 0HY.

A charming three bedroom semi- detached family home recently improved by the current owners with new flooring throughout, fitted kitchen, and general modernization. Highlights include three bedrooms, off road parking, garage, private rear garden, and generous living space. Situated within walking distance to Brightlingsea Infant and Junior school and town center. Early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

10' 5" x 3' 1" (3.17m x 0.94m) Composite front door opening onto the hall way, laminate flooring, inset mat, doors leading to:

### Clockroom

5' 02" x 2' 10" (1.57m x 0.86m) Double glazed obscured window to the front, radiator, laminate flooring and tiled walls, low level WC, wash hand pedestal basin.

### Kitchen



10' 03" x 6' 08" (3.12m x 2.03m) Double glazed window to front, inset spot lights, tiled floor, newly fitted kitchen, gloss units, laminate worksurfaces, inset sink with left hand drainer, integrated double oven, microwave, induction hob, over head fan, dish washer, fridge/freezer.

### Living Room



13' 07" x 12' 03" (4.14m x 3.73m) Double glazed window to rear, radiator, spot lights, under stairs storage, opening onto the conservatory.

## Conservatory



11' 07" x 10' 05" (3.53m x 3.17m) Double glazed window to rear and side, radiator, French doors opening onto the private rear enclosed garden. Currently used as dining room.

## First Floor

### Landing

Loft access, ( the loft is part boarded, insulated) doors leading to:

### Bedroom One



13' 09" x 12' 0" (4.19m x 3.66m) Double glazed window to front, radiator, built in wardrobe storage over the stairs, paneled feature wall, space for furniture.

# Property Details.

## Bedroom Two



12' 01" x 10' 06" (3.68m x 3.20m) Double glazed window to front and rear, radiator, space for furniture.

## Bedroom Three



11' 07" x 6' 10" (3.53m x 2.08m) Double glazed window to rear, radiator, space for furniture.

## Family Bathroom



6' 06" x 5' 08" (1.98m x 1.73m) Double glazed frosted window to rear, tiled floor and walls, towel rail, paneled bath, vanity unit with sink, wall mounted mirror and WC.

## Outside

### Off Road Parking and Garage

Grassed area with pathway to the front door, retained by low level picket fencing, blocked paved drive way for two cars, leading to the garage. The garage has a up & Over door with electric the current owners also use as a utility area currently has plumbing for washer/dyer, with side door to the rear garden, side access via gate.

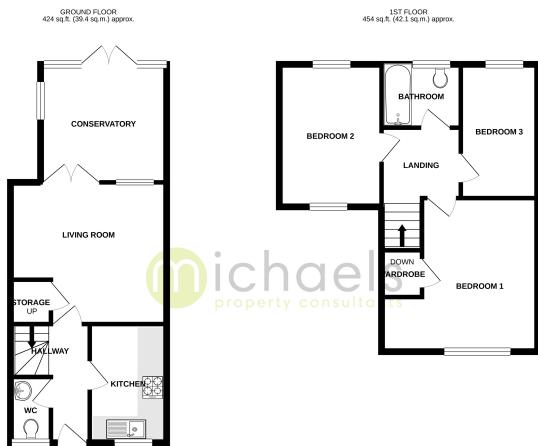
### Rear Garden



Enclosed rear garden, patio area, sand pit, the remainder of the garden is laid to lawn,

# Property Details.

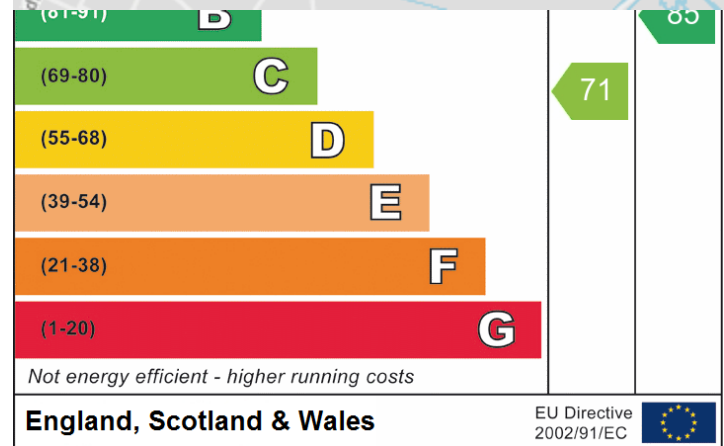
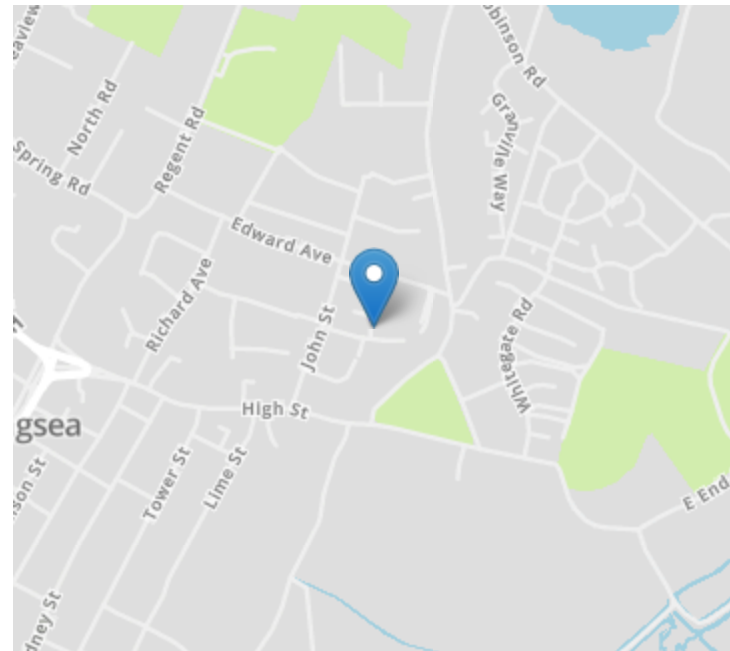
## Floorplans



michaels  
property consultants

TOTAL FLOOR AREA - 877 sq ft (81.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual features, spaces and areas may differ from those approximately shown. Measurements are for general guidance only and should not be relied upon for the purpose of purchase. The intended use of the property and any other details are not intended and no guarantee is given.

## 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.