



- Linked Detached House
- Off Road Parking & Garage
- Cloakroom & Family Shower Room
- Living Room
- Kitchen
- Rear Enclosed Garden
- Field Views
- Double Glazed Windows & Warm Air Heating

2 Olde Forge, Brightlingsea, Colchester, Essex. CO7 0QZ.

An opportunity to acquire this linked detached family home offering fantastic potential, positioned in a desirable location offering field views to the front, and private rear garden. The accommodation includes three bedrooms, shower room, living room, kitchen, and cloakroom. Features also include garage and off-road parking, and double glazing. Situated within walking distance of the Colne Community School and College, Supermarket, and bus route to Colchester town centre and other direct routes. Early viewing advised to see the potential. Offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance Hall

6' 01" x 4' 01" (1.85m x 1.24m) UPVC Front door opening onto the hall, tiled floor, doors leading to:

Cloakroom

5' 11" x 2' 11" (1.80m x 0.89m)

Double glazed obscured window to the side, tiled floor, towel rail, low level WC, vanity unit basin.

Living Room



22' 02" x 18' 05" (6.76m x 5.61m) L-Shaped living room, Double glazed window to the front, patio doors opening onto the rear decking. Stairs to first floor, storage cupboard housing meters and cupboard housing the warm air storage system,

Kitchen



9' 04" x 9' 11" (2.84m x 3.02m) Double glazed window to rear, back door to opening onto the rear garden, the kitchen includes fitted wall and base units, roll top work surfaces, tiled splash back, electric hob and oven, space for washing machine and fridge freezer.

First Floor

Landing

Stairs to the ground floor, loft access.

Bedroom One



11' 02" x 10' 09" (3.40m x 3.28m) Double glazed window to rear, built in wardrobe, space for double bed.

Property Details.

Bedroom Two



11' 03" x 8' 04" (3.43m x 2.54m) Double glazed window to front, built in wardrobe, space for double bed, Field views.

Bedroom Three

6' 10" x 5' 04" (2.08m x 1.63m) Double glazed window to rear, views onto rear garden.

Shower Room



6' 10" x 5' 04" (2.08m x 1.63m) Doubled glaze obscured window to the front, tiled floor and walls, corner shower unit, low level WC, vanity unit.

Outside

Garage & Parking

Hard standing driveway, mature shrubs and tree remainder laid to lawn, linked garage with up and over door.

Garden



Enclosed rear garden including a decking area as you step outside from the property, the remainder is mainly laid to lawn, mature bushes, green house and two sheds, access via the rear of the garden. retained by fencing.

