



- Chain Free
- Semi Detached
- Garage And Parking
- Close To Town Centre
- Three Bedrooms
- Private Garden
- Garden Room
- Modern Throughout

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

No onward chain is this well presented and modernised semi detached family home within easy reach of the Town centre and Marina with good local amenities, shops, schools and beachfront strolls. Highlights of this property include a ground floor cloakroom, 24ft lounge/diner, modern kitchen, garden room, three first floor bedrooms, family bathroom, garage, driveway with ample off road parking and private rear garden. Ready to move into and viewings available.



# Property Details.

## Ground Floor

### Entrance Hall

With door to cloakroom and part glazed door to lobby.

### Cloakroom

Obscure window to front, wall hung wash hand basin, close coupled WC, radiator.

### Lobby

Stairs to first floor and door to lounge.

### Lounge/Diner



24' 8" x 12' 0" (7.52m x 3.66m) Box window to front, glazed doors to garden room, access to kitchen, under stairs storage cupboard, two radiators feature electric fireplace, LVT flooring.

## Kitchen



9' 0" x 6' 10" (2.74m x 2.08m) Window to rear, tiled floor, a range of fitted units and drawers with worktops over, inset sink and drainer, range cooker with extractor over, space for fridge/freezer, space and plumbing for washing machine, matching eye level units, wall mounted combi boiler in matching cupboard.

## Garden Room



8' 1" x 7' 4" (2.46m x 2.24m) LVT flooring, Upvc construction with door to garden.

## First Floor

### Landing

Window to side, loft access, airing cupboard, over stairs storage cupboard and doors to:

# Property Details.

## Bedroom



12' 2" x 9' 2" (3.71m x 2.79m) Window to rear and radiator.

## Bedroom



12' 4" x 8' 3" (3.76m x 2.51m) Window to front and radiator.

## Bedroom

9' 0" x 6' 8" (2.74m x 2.03m) Window to front, radiator, stair recess.

## Bathroom



Obscure window to rear, panel bath with shower attachment, close coupled WC, pedestal wash hand basin, radiator, tiled splashbacks.

## Outside

### Rear Garden



Enclosed by panel fencing, patio area, lawn area, further patio and seating area to rear of garage, gated side access.

### Garage

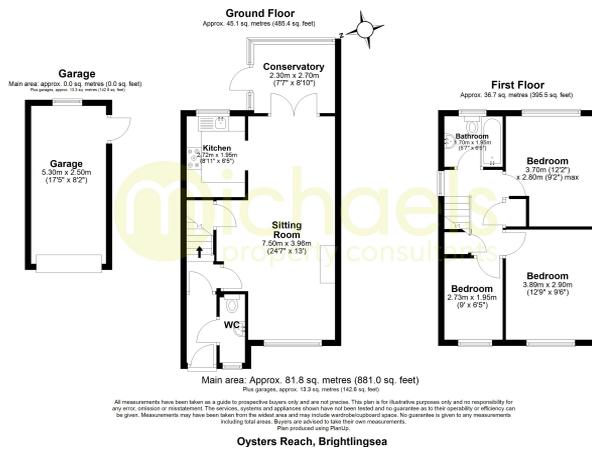
Window to rear, up and over door to front, personal door to garden, power and light connected.

### Parking

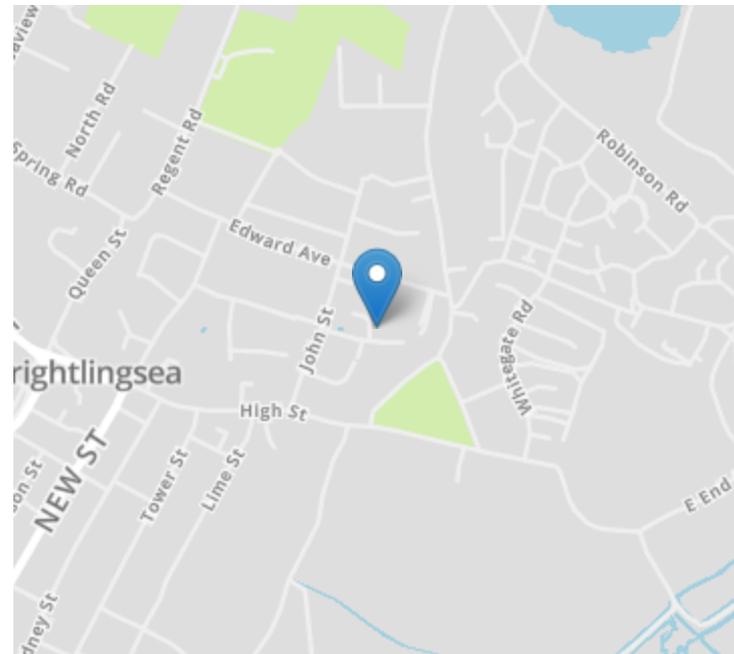
A block paved driveway provides off road parking leading to the garage.

# 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.