



- Semi Detached Cottage
- Two Reception Rooms
- Two Bedrooms
- Private Rear Garden
- Open Plan Kitchen
- Double Glazing
- Ground Floor Bathroom

**115 Sydney Street, Brightlingsea,
Colchester, Essex. CO7 0BD.**

A well presented two bedroom semi detached house in the waterside town of Brightlingsea with good access Brightlingsea's town centre, local shops, waterfront and Marina. This property offers a two reception rooms, lounge, kitchen/dining room, two bedrooms, family bathroom and private rear garden. Ideal first time purchase. Early viewings are strongly advised. Guide Price £200,000- £215,000.

Call to view 01206 820999



Property Details.

Ground Floor

Lounge



11' x 11' (3.35m x 3.35m) With double glazed window to front, feature fireplace, radiator, door to.

Kitchen/Dining Room



18' 11" x 11' (5.77m x 3.35m) With double glazed window to rear and double glazed door to side, a range of rolltop work surfaces with base level cupboards under, electric hob and oven, inset sink and drainer, tiled splashback, radiator, boiler, space for washing machine, fridge/freezer, door to bathroom and stairs rising to

Property Details.

Ground Floor Bathroom



With double glazed window to side, three piece suite consisting of close coupled WC, pedestal wash hand basin, panelled bath with shower over, tiled splashbacks.

First Floor

Landing

With doors to.

Bedroom One



11' 1" x 11' (3.38m x 3.35m) With double glazed window to front, radiator.

Bedroom Two



11' x 8' 4" (3.35m x 2.54m) With double glazed window to rear, over stairs storage, radiator.

Outside

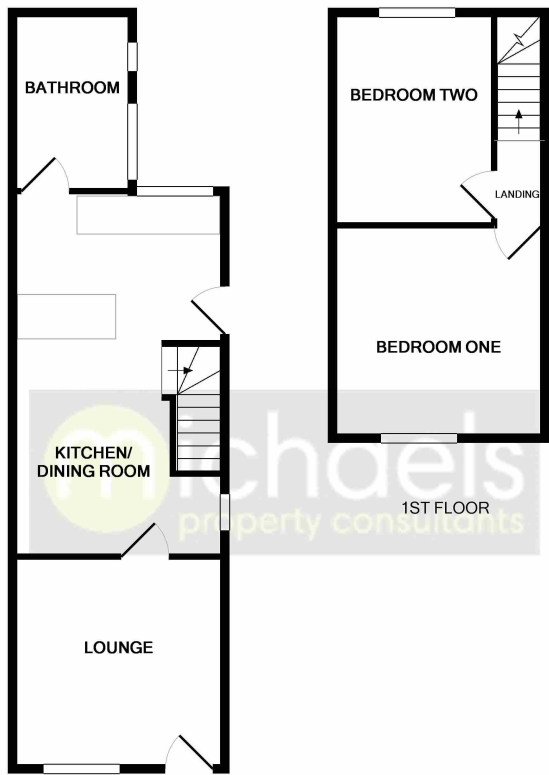
Rear Garden



Enclosed by fencing with gated side access, mainly laid to lawn, patio area and garden shed.

Property Details.

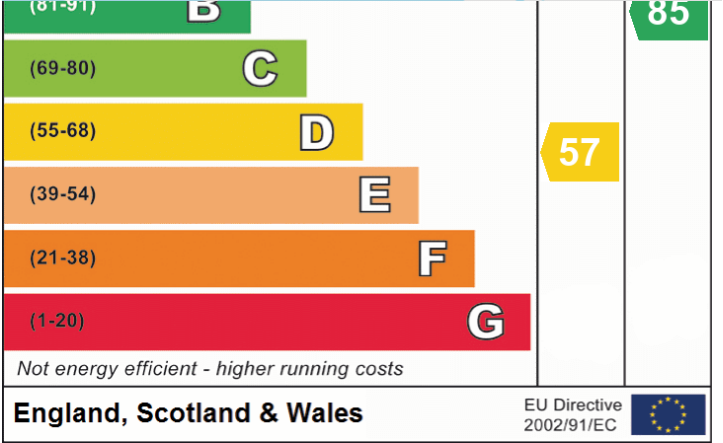
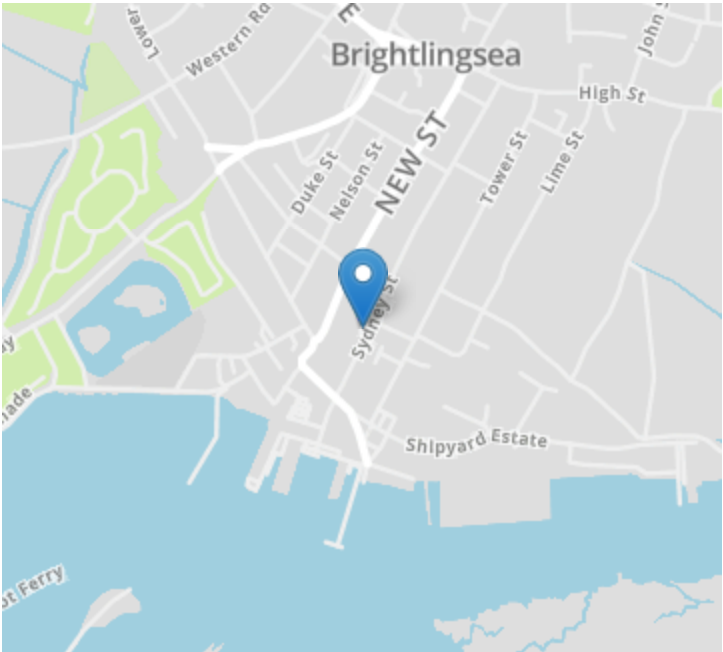
Floorplans



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.