



- Semi Detached Home
- Virtual Viewing
- Two First Floor Bedrooms
- Generous Lounge/Diner
- Ground Floor Spare Room
- Ground Floor Cloakroom
- Off Road Parking
- Great Garden

### 10 Rye Close, Brightlingsea, Colchester, Essex. CO7 0RA.

A wonderful Semi detached home in this popular cul-de-sac within the sought after waterfront town of Brightlingsea. Offering easy reach of good local shops, schools and amenities and with plenty of potential this great home is one not to be missed. On the first floor there are two bedrooms and family bathroom, downstairs there is a entrance hall with cloakroom, spacious lounge/diner a spare room which can be a bedroom or reception, kitchen, great rear garden and off road parking to the front.



# Property Details.

## Ground Floor

### Entrance Hall

Wood effect flooring, stairs to first floor with storage under, radiator and doors to.

### Cloakroom

Window to side, low level WC, wash hand basin.

### Lounge/Diner



24' 4" x 12' 0" (7.42m x 3.66m) Window to front, door to hall, door to spare room, wood effect floor, two radiators, brick fireplace with log burner inset and Bressummer over.

### Spare Room



9' 9" x 8' 7" (2.97m x 2.62m) French doors to rear garden, wood effect flooring, radiator.

## Kitchen



10' 5" x 9' 10" (3.17m x 3.00m) Window to rear, door to side, wood effect flooring, a range of fitted units and drawers with worktops over, inset sink, inset hob, electric oven, extractor, tiled splashback, space and plumbing for all appliances.

## First Floor

### Landing

Window to side and doors to.

### Bedroom One



15' 0" x 9' 8" (4.57m x 2.95m) Window to front and radiator.

# Property Details.

## Bedroom Two



9' 6" x 9' 3" (2.90m x 2.82m) Window to rear and radiator.

## Bathroom



Window to rear, panel bath with shower attachment, pedestal wash hand basin, close couple WC, tiled splash back, radiator.

## Outside

### Rear Garden



All enclosed by panel fencing, gated access to front, hard standing area, lawned area with various shrubs and plants to boundaries, garden shed.

### Parking

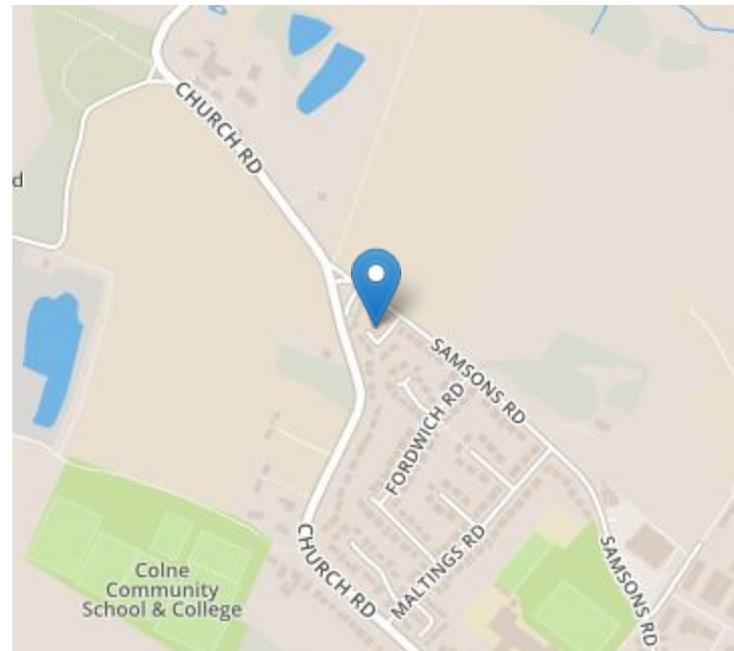
The front off the property offers ample space to use for off road parking.

# Property Details.

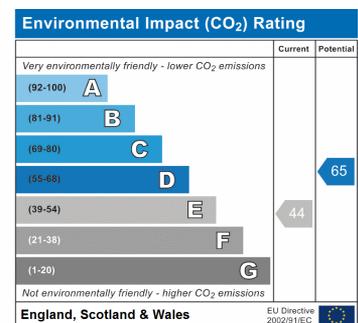
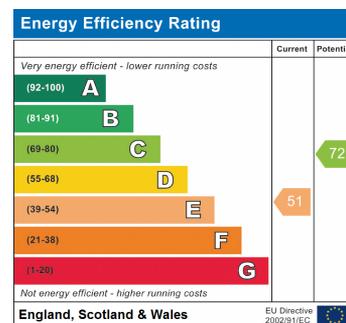
## Floorplans



## 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.