



- Chain Free
- Town Centre Location
- Generous Garden
- Two Reception Rooms
- Bathroom and Shower Room
- Three Bedrooms

**34 Station Road, Brightlingsea,
Colchester, Essex. CO7 0BT.**

Offered with no onward chain is this spacious three bedroom home in the centre of Brightlingsea and offering excellent potential to become your dream home. With two generous reception rooms, large kitchen/breakfast room, bathroom, conservatory, three first floor bedrooms including shower room to master and a larger than expected rear garden. Keys in the office so call to view.



Property Details.

Ground Floor

Living Room

16' 0" x 11' 8" (4.88m x 3.56m) Box bay window to front, radiator, wood effect flooring, door to hallway.

Hallway

Stairs to first floor and doors to.

Dining Room



12' 6" x 12' 5" (3.81m x 3.78m) French doors to conservatory, radiator, feature fireplace.

Kitchen/Breakfast Room



20' 2" x 8' 9" (6.15m x 2.67m) Window to side, door to conservatory, tiled floor, a range of fitted kitchen units and drawers with worktops over, inset sink, spaces for appliances, ample space for breakfast table.

Conservatory

9' 7" x 5' 5" (2.92m x 1.65m) With french doors to garden.

Bathroom



Windows to rear and side, panel bath, close couple WC, wash hand basin.

First Floor

Landing



Window to side, loft access, doors to.

Bedroom One



16' 0" x 11' 8" (4.88m x 3.56m) Two windows to front, radiator, wood floor.

Property Details.

En-Suite



Shower cubicle, low level WC, wash hand basin.

Bedroom Two



12' 5" x 7' 2" (3.78m x 2.18m) Window to rear, radiator, wood floor, cupboard.

Bedroom Three



9' 10" x 8' 4" (3.00m x 2.54m) Window to rear, radiator, wood floor.

Outside

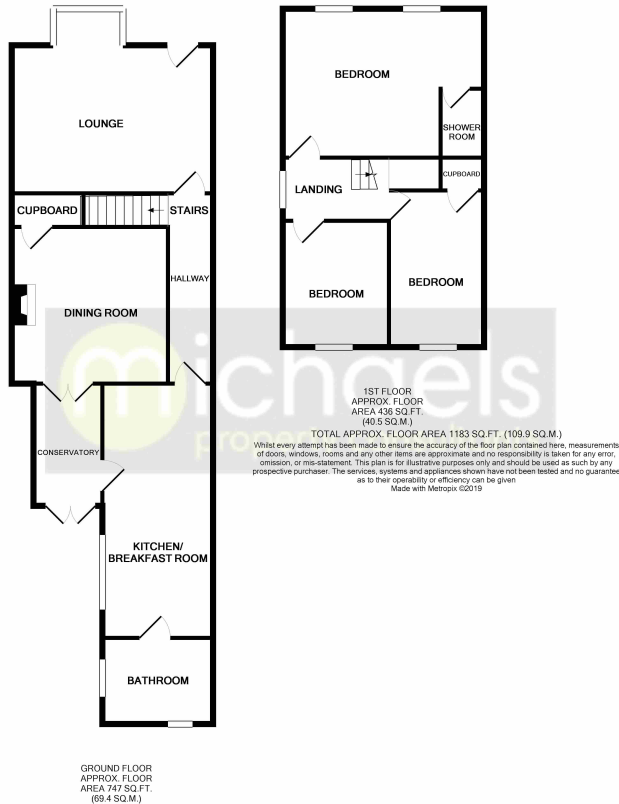
Rear Garden



Accessed by twin gates to side and commencing with hard standing area, leading to lawned area and further hard standing, all enclosed by panel fencing, large garden shed

Property Details.

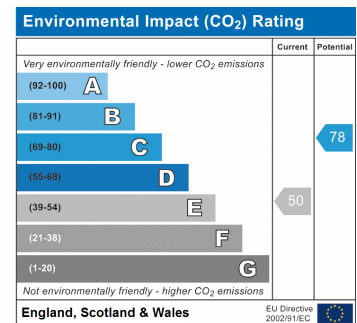
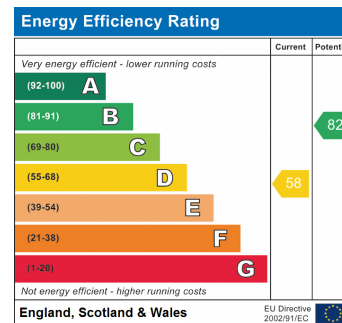
Floorplans



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.