



- Period Home
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom
- Generous Rear Garden
- Close To Town Centre And Beach

**83 Follymore, Sydney Street,  
Brightlingsea, Colchester, Essex. CO7  
0BE**

A well presented three bedroom period terraced home in Brightlingsea with excellent access to the town centre, local shops/restaurants, good schools and the beachfront and marina. Offering three good sized bedrooms, two reception rooms, kitchen, modern bathroom and a generous rear garden. Internal viewings are highly recommended.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor and doors to.

### Lounge



11' 5" x 10' 5" (3.48m x 3.17m) With double glazed window to front, radiator, feature fireplace with storage unit to the side.

### Dining Room



11' 5" x 10' 6" (3.48m x 3.20m) With double glazed window to rear, radiator, feature open fireplace, door to kitchen.

### Kitchen



12' 10" x 7' 9" (3.91m x 2.36m) With two double glazed windows to side, door to side, tiled floor, radiator, a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, space for kitchen appliances, door to bathroom.

### Bathroom





# Property Details.

A modern bathroom with two obscure windows to rear, tiled floor, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower over.

## First Floor

### Landing

With doors to.

### Bedroom One



11' 5" x 10' 5" (3.48m x 3.17m) With double glazed window to front, radiator, built in storage cupboard.

### Bedroom Two



11' 5" x 10' 6" (3.48m x 3.20m) With double glazed window to rear, radiator, door to bedroom three.

### Bedroom Three



12' 10" x 7' 9" (3.91m x 2.36m) With double glazed window to rear and side, radiator.

## Outside

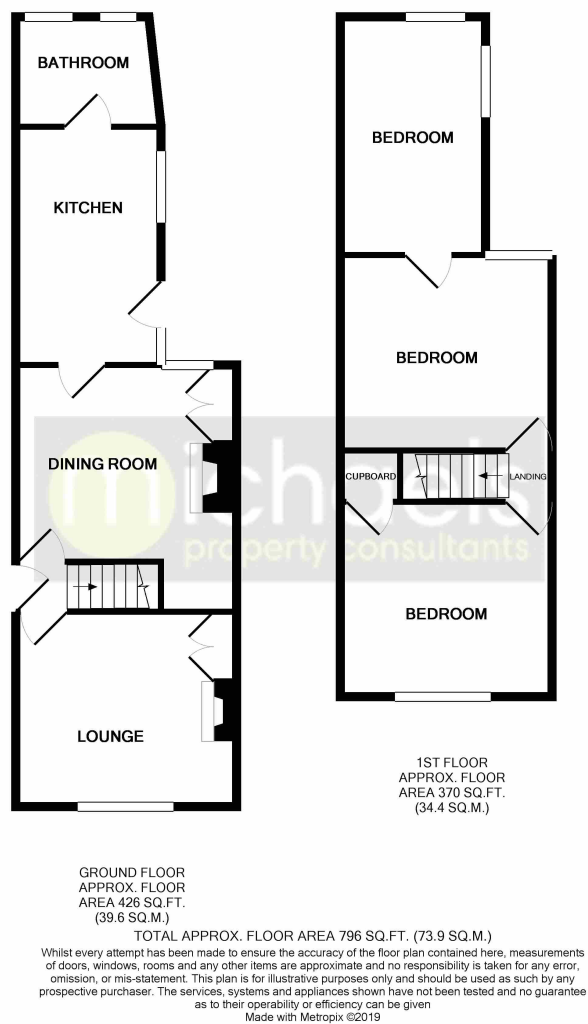
### Rear Garden



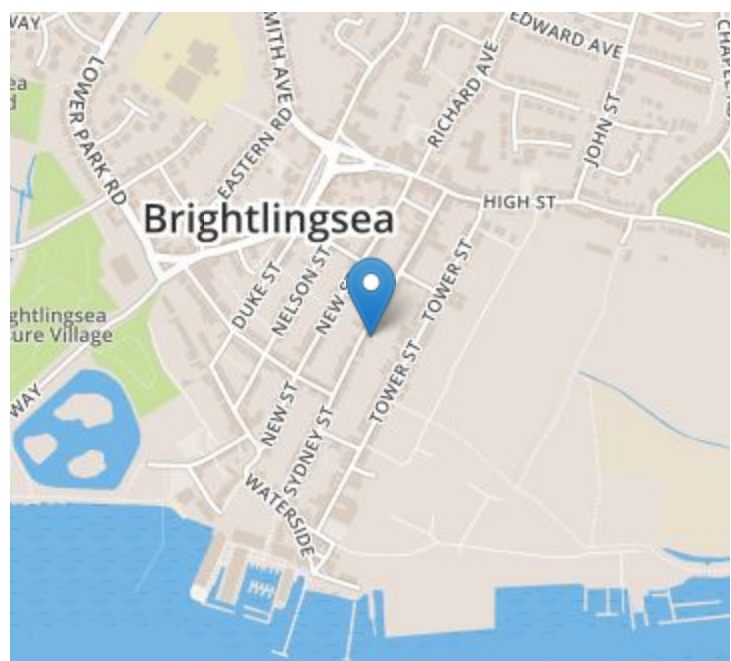
A generous rear garden enclosed by fencing with gated side access, patio area leading to lawn, garden shed to remain.

# Property Details.

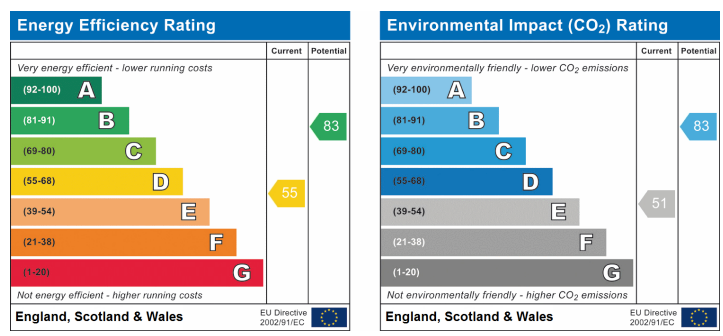
## Floorplans



## 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.

