



- Bay Fronted Semi-Detached
- Kitchen/Diner
- Lots Of Potential
- Generous Rear Garden
- Off Road Parking
- Conservatory
- Living Room
- Newly Fitted Boiler
- Three Bedrooms

31 North Road, Brightlingsea, Colchester, Essex. CO7 0PL.

A semi-detached bay fronted period house located in Brightlingsea with good access to the town centre and it's vast array of amenities. Offering lots of potential this home currently offers three bedrooms, lounge, kitchen/diner, study, conservatory, generous rear garden and off road parking. Positioned within walking distance to Brightlingsea town centre and primary school.



Property Details.

Entrance Hall

With stairs to first floor and doors to.

Lounge



12' 1" x 11' 3" (3.68m x 3.43m) Double glazed box bay window to front, radiator, feature fireplace with inset log burner.

Kitchen/Diner



13' 8" x 12' 7" (4.17m x 3.84m) Double glazed window and patio doors to rear, window to side, radiator, a range of base units with drawers and worktops over, inset sink, tiled splashback, space for kitchen appliances, under stairs storage.

Conservatory



13' 3" x 6' 8" (4.04m x 2.03m) Brick plinth and UPVC construction with polycarbonate roof and patio doors to rear. Views over looking the rear garden.

First Floor

Landing

With doors to.

Bedroom One



12' 8" x 10' 7" (3.86m x 3.23m) With Double glazed window to front, radiator, built in storage.

Property Details.

Bedroom Two



10' 6" x 8' 4" (3.20m x 2.54m) With Double glazed window to rear, radiator.

Bedroom Three



10' 07" x 6' 08" (3.23m x 2.03m) Double glazed window to rear, radiator.

Bathroom



7' x 4' (2.13m x 1.22m) Double glazed window to side, paneled bath, over head shower, WC and wash hand basin.

Garden



Generous rear garden predominantly lawn with various trees and shrubs, enclosed by fencing with a Garden shed to remain.

Driveway

The owner is currently using the front aspect of the property for off road parking.

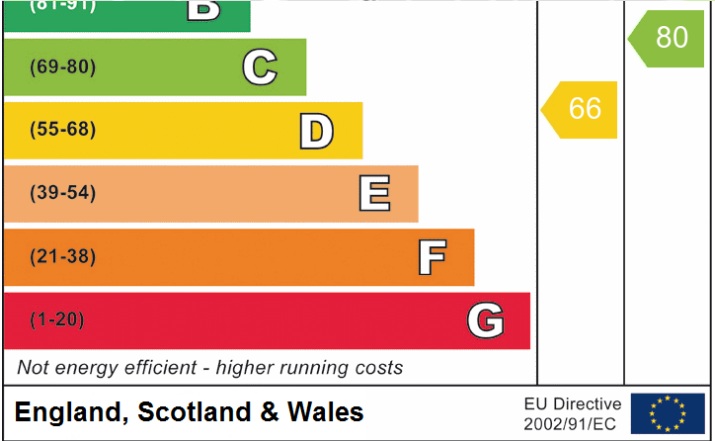
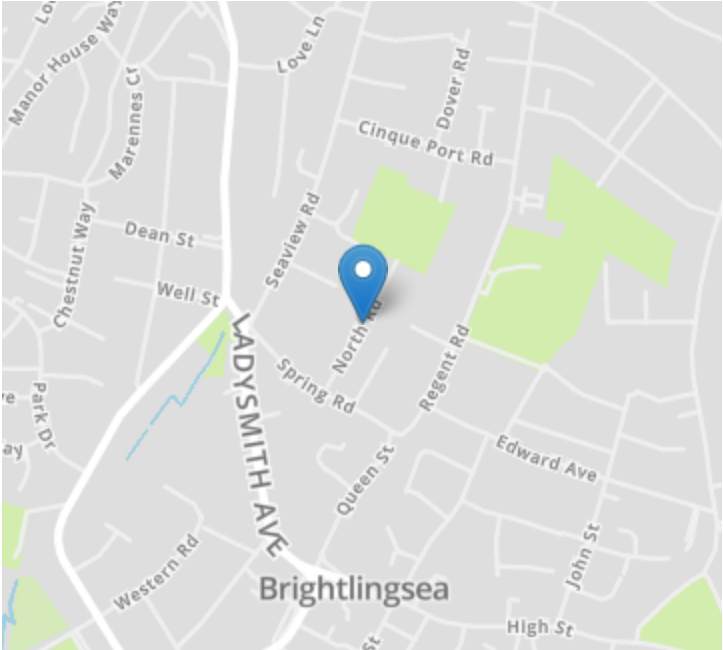
Property Details.

Floorplans



TOTAL FLOOR AREA - 840sq ft (78.0 sq m) approx.
We do not warrant that the floor plans represent the actual size of the property. Measurements of areas, volumes, rooms and any other items are approximate and should not be relied upon for any other purpose or as a guide. The plans are provided as a guide only and should not be used as a basis for any purchase or other transaction. The actual layout and dimensions may vary from those shown on the plans. We do not warrant the accuracy or reliability of the information provided on the plans.

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.