



- Three bedroom semi detached house
- Conservatory
- Modern Kitchen
- Living Room
- Garage & Off Road Parking
- Enclosed Private Rear Garden
- Double Glazed & Gas Central Heating
- Cul De Sac Location

14 Oysters Reach, Brightlingsea, Colchester, Essex. CO7 0HY.

Delightful three bedroom semi detached house with garage and off road parking. The accommodation comprises a downstairs cloakroom, living room modern kitchen and conservatory, three bedrooms and family bathroom. The garage is also being used as a utility, also the current owners have had new doubled glazed windows and front door installed completing the property nicely. Situated in a cul-de-sac within easy reach to Brightlingsea High Street and local schools. A viewing is highly advised to appreciate the property fully.



Property Details.

Ground Floor

Entrance Hall

10' 5" x 3' 1" (3.17m x 0.94m) Composite front door opening onto the hall way, doors leading to:

Clockroom

5' 02" x 2' 10" (1.57m x 0.86m) Double glazed obscured window to the front, radiator, tiled floor and walls, low level WC, wash hand pedestal basin.

Kitchen



10' 03" x 6' 08" (3.12m x 2.03m) Double glazed window to front, radiator, inset spot lights, tiled floor, fitted kitchen, white gloss units, solid worksurfaces, inset sink, integrated cooker, electric hob and over head fan, space for fridge/freezer, dish washer.

Living Room



13' 07" x 12' 03" (4.14m x 3.73m) Double glazed window to rear, radiator, spot lights, under stairs storage, French doors opening onto the conservatory.

Conservatory



11' 07" x 10' 05" (3.53m x 3.17m) Double glazed window to rear and side, radiator, French doors opening onto the private rear enclosed garden. Currently used as dining room.

First Floor

Landing

Loft access, (the loft is part boarded, insulated) doors Leading to:

Bedroom One



13' 09" x 12' 0" (4.19m x 3.66m) Double glazed window to front, radiator, built in wardrobe storage, space for double bed.

Property Details.

Bedroom Two



Double glazed window to front and rear, radiator, space for double bed.

Bedroom Three



11' 07" x 6' 10" (3.53m x 2.08m) Double glazed window to rear, radiator.

Family Bathroom



6' 06" x 5' 08" (1.98m x 1.73m) Double glazed frosted window to rear, tiled floor and walls, towel rail, panned bath and vanity unit with sink and WC.

Outside & Garage

Parking & Garage

Grassed area with pathway to the front door, blocked paved drive way for two cars, leading to the garage with electric the current owners also use as a utility area, with side door to the rear garden , side access via gate.

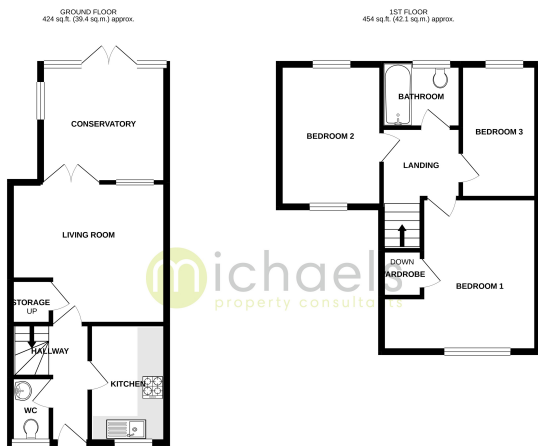
Rear Garden



Enclosed rear garden, patio area with the remainder laid to lawn, shed, privacy fence boundary.

Property Details.

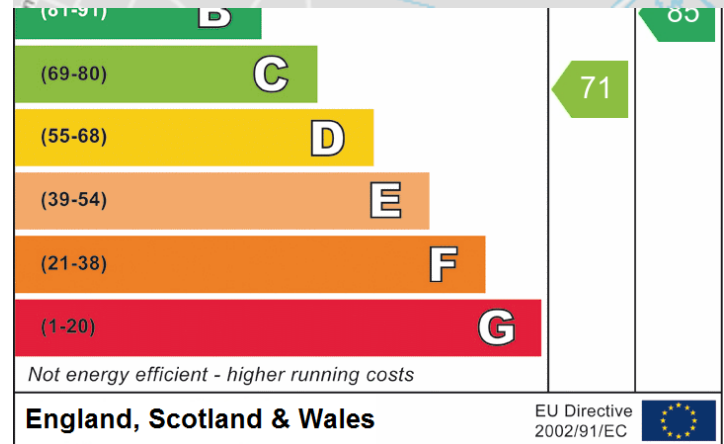
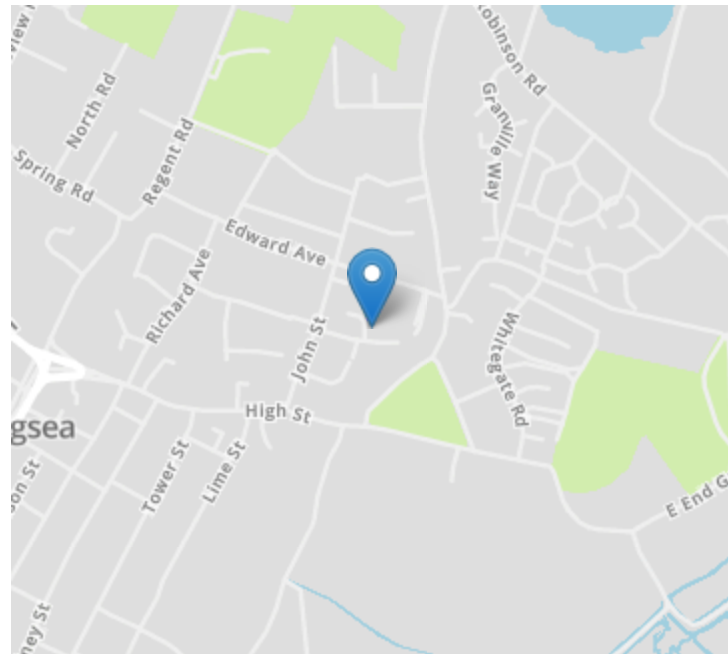
Floorplans



michaels
property consultants

TOTAL FLOOR AREA - 877 sq ft (81.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual features, spaces and areas may vary from those shown on the floor plan. The floor plan is provided for guidance only and should not be relied upon for any purpose. The floor plan is provided for guidance only and should not be relied upon for any purpose. The floor plan is provided for guidance only and should not be relied upon for any purpose.

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.