



- Victorian Home
- Outbuilding & Storage
- Bathroom & Shower Room
- Three Bedrooms
- Two Reception Rooms
- Garden Room
- No Through Road
- Well Stocked Garden

## 24 Upper Park Road, Brightlingsea, Colchester, Essex. CO7 0JG.

A charming and character filled semi detached Victorian home with space for all the family. Having been adapted and improved over the years this wonderful home has some redeeming features to include three first floor bedrooms one of which has a further room, first floor shower room, living room, dining room, kitchen with utility, garden room, bathroom, a well stocked garden with a very useful summer house and deck. All this on a quiet no through road but with easy reach of all of the local amenities and waterfront.





# Property Details.

## Ground Floor

### Living Room



11' 11" x 11' 11" (3.63m x 3.63m) Window to front, door to front, red brick fireplace with log burning stove inset, exposed timbers, radiator and door to.

### Dining Room



12' 2" x 11' 11" (3.71m x 3.63m) Plus understairs recess. Window to side, French doors to rear, door to kitchen, feature fireplace, exposed timbers, radiator, door to.

### Kitchen



13' 10" x 6' 9" (4.22m x 2.06m) Window to side, French doors to side, a modern range of fitted units with solid wood worktops over, inset gas hob with extractor over, fitted oven, matching eye level units, tiled splashback, Rayburn solid fuel stove (disused) open to.

### Utility

6' 9" x 4' 9" (2.06m x 1.45m) Window to rear, fitted unit with worktop over, inset sink and drainer, spaces for appliances, tiled splashback, wall mounted display units.

### Garden Room

19' 6" x 9' 0" (5.94m x 2.74m) Door to rear garden, door to front, wood style flooring, radiator, feature fireplace, door to.

### Bathroom



Window to rear, wash hand basin, radiator, tiled walls.



# Property Details.

## First Floor

### Landing

With doors to.

### Bedroom



11' 11" x 11' 11" (3.63m x 3.63m) Window to front, cast iron fireplace, radiator.

### Bedroom



9' 2" x 8' 1" (2.79m x 2.46m) Window to rear, window to side, radiator.

### Bedroom

9' 0" x 6' 9" (2.74m x 2.06m) Window to side, radiator, cast iron fireplace, door to.

### Bedroom

9' 10" x 6' 9" (3.00m x 2.06m) Window to rear, airing cupboard.

### Shower Room

Obscure window to side, shower cubicle, wash hand basin, close coupled WC, radiator.

## Outside

### Rear Garden



A well stocked and mature rear garden with a variety of shrubs and plants, outside WC, workshop/wood store, pathway to summer house and decking area.

### Summer House

15' 1" x 9' 9" (4.60m x 2.97m) With power and light, fitted garden store and open to.

### Studio

5' 10" x 5' 10" (1.78m x 1.78m) Windows to front and side.

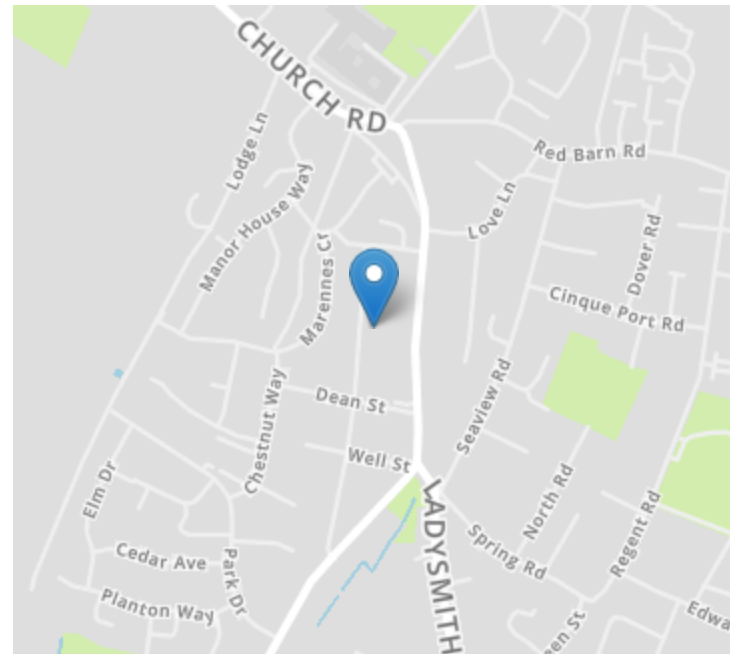
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1300 sq.ft. (120.7 sq.m.) approx.  
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## 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.