



- Modern Kitchen/Bathroom
- Ideal First Time Purchase Or Investment
- Terraced House
- Two Reception Rooms
- Two Double Bedrooms
- Generous Garden

**69 Sydney Street, Brightlingsea,
Colchester, Essex. CO7 0BE.**

A two bedroom terraced house located within walking distance to Brightlingsea's town centre, local shops, restaurants, Marina and beachfront. Offering two double bedrooms, two reception rooms, modern kitchen/bathroom and a generous rear garden. This property would make an ideal first time purchase or investment. Call us now to view.



Property Details.

Ground Floor

Living Room

10' 6" x 9' 11" (3.20m x 3.02m) With window to front, radiator, door to lobby.

Lobby

With stairs rising to first floor, door to dining room.

Dining Room



10' 6" x 8' 8" (3.20m x 2.64m) With window to rear, radiator, built in cupboard, open to kitchen.

Kitchen



12' 2" x 5' 7" (3.71m x 1.70m) With window and door to side, a range of matching eye level and base units with worktops over, inset one and a half sink and drainer, built in electric oven and gas hob with extractor over, space for fridge/freezer and dishwasher, spotlights, radiator, door to inner lobby.

Inner Lobby

With space and plumbing for washing machine, door to bathroom.

Bathroom



With two windows to side, tiled floor and part tiled walls, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower over.

First Floor

Landing

With doors to.

Property Details.

Bedroom One



10' 8" x 10' 1" (3.25m x 3.07m) With window to front, radiator, built in wardrobe.

Bedroom Two



10' 6" x 8' 8" (3.20m x 2.64m) With window to rear, radiator, built in cupboard.

Outside

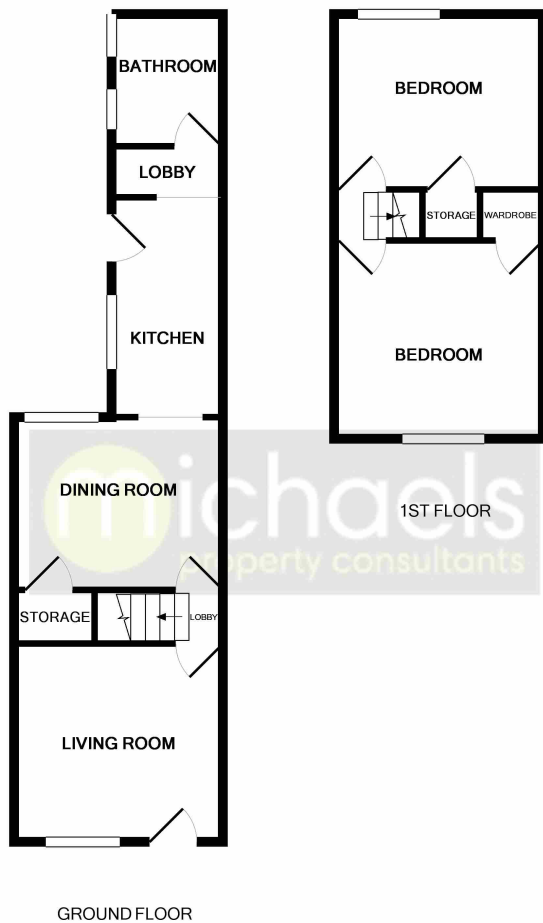
Rear Garden



A generous rear garden enclosed by fencing, patio area leading to lawn.

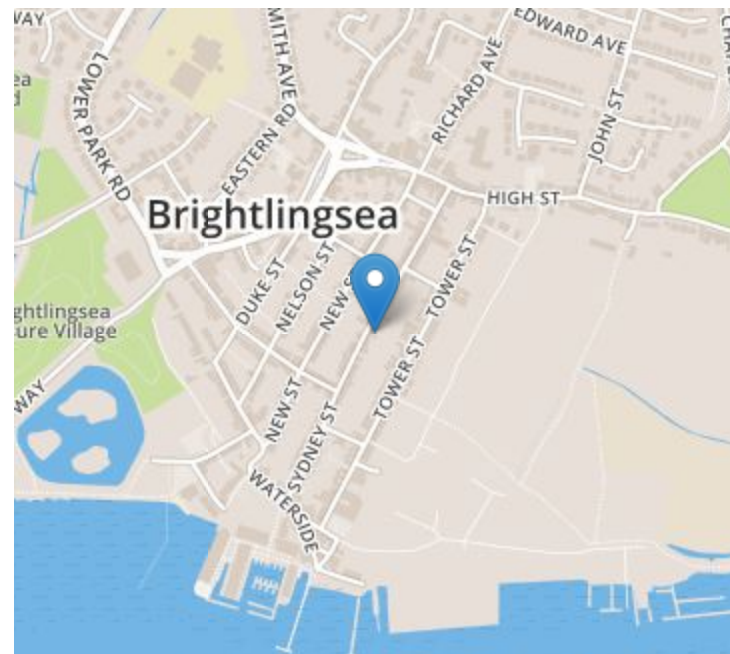
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.