



- Lower Brightlingsea Position
- Garage and Off Road Parking
- Extended & Upgraded
- Loft Conversion
- Ground Floor Bathroom And First Floor Shower Room
- Utility Room
- Period Features
- Close To Amenities & Schooling

### 65 Colne Road, Brightlingsea, Colchester, Essex. CO7 0DU.

This well presented terrace house is located in the sought after waterside town of Brightlingsea. Over time the property has been extended creating superb space for any family. Internally it features two first floor bedrooms, shower room, with an additional master bedroom on the second floor, ground floor family bathroom, two reception rooms, kitchen, and utility room, gorgeous gardens and is filled with character features throughout. Please call for further details and to arrange a viewing to avoid disappointment.



# Property Details.

## Ground Floor

### Porch

3' 3" x 5' 0" (0.99m x 1.52m) Do to;

### Living Room



13' 10" x 10' 0" (4.22m x 3.05m) Bay Window to front, radiator, feature fireplace, stairs up opening to;

### Dining Room



13' 9" x 11' 0" (4.19m x 3.35m) Window to rear, radiator, sliding door to kitchen;

### Kitchen



13' 4" x 10' 11" (4.06m x 3.33m) Windows to rear, range of eye and low level fitted units with work surface over, inset sink, free standing dish washer, fridge, to remain (STN) built in single oven with gas hob and extractor over door to;

### Hallway

3' 5" x 14' 6" (1.04m x 4.42m) Single door to side, window to rear, doors to;

### Bathroom



Skylight, panelled bath, W/C, wash hand basin.

### Utility room

6' 10" x 7' 3" (2.08m x 2.21m) Sky light, eye and low level fitted units, with work surface over, space for freezer, washing machine.

### Bedroom/Office

12' 8" x 10' 5" (3.86m x 3.17m) Window to rear, sliding doors to garden, radiator.

## First Floor

### Landing

Doors to;

# Property Details.

## Bedroom Two



11' 0" x 10' 0" (3.35m x 3.05m) Window to rear, radiator.

## Shower Room

Window to rear, W/C wash hand basin, shower cubicle and radiator.

## Bedroom Three



Window to front, radiator, built in wardrobes and stairs up;

## Second Floor

### Bedroom One



11' 4" x 12' 2" (3.45m x 3.71m) Window to rear, radiator.

## Outside

### Garden and Parking



Outside there is an attractive and well maintained rear garden. There is a raised decking area off the back office/bedroom which provides an ideal space for out side seating. The space is fully enclosed by fencing, and is predominantly laid to lawn as well as flower beds, small bushes and trees.

At the rear of the garden there is a detached garage as well as off road parking for a couple of vehicles.

# Property Details.

## Floorplans



**michaels**  
property consultants

TOTAL FLOOR AREA: 1380 sq.ft. (128.2 sq.m) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, measurements of actual areas, spaces and distances may differ from those shown on the floor plan. The services, fixtures and appliances shown here are not tested and are provided as a guide only. The services, fixtures and appliances shown here are not tested and are provided as a guide only.

## 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.