



- Terraced House
- First Floor Bathroom
- Two Bedrooms
- Lower Brightlingsea Position
- Walking Distance Of Brightlingsea Town Centre & Beach Front
- Gas Central Heating
- Double Glazing
- Low Maintenance Rear Garden

### 96 Sydney Street, Brightlingsea, Colchester, Essex. CO7 0BD.

A charming terraced home with first floor bathroom positioned in this popular Brightlingsea street close to the town centre and waterside marina. With two first floor bedrooms, first floor bathroom, open plan living room/dining room, stylish modern kitchen, further ground floor room which can be a bedroom or reception room courtyard style garden. Agent now arranging viewings call for more information.



# Property Details.

## Ground Floor

### Dining Room



10' 3" x 9' 03" (3.12m x 2.82m) UPVC front door, window to front, double radiator, stairs to first floor, open to:

### Living Room



10' 3" x 9' 09" (3.12m x 2.97m) Double glazed window to rear, double radiator, door to:

### Kitchen



14' 3" x 7' 5" (4.34m x 2.26m) Double glazed window to side, UPVC door to side, tiled floor, a stylish and modern handleless fitted kitchen with Corian worktop and upstand, inset sink with drainer grooves, integrated Neff oven, hob, dishwasher, fridge. and door to:

### Reception Room/Bedroom



15' 0" x 5' 7" (4.57m x 1.70m) Tiled floor, French doors to rear, radiator.

## First Floor

### Landing

Doors leading to:

# Property Details.

## Bedroom One



11' 10" x 9' 9" (3.61 m x 2.97m) Double glazed window to front, shutters, radiator.

## Bedroom Two



9' 11" x 6' 11" (3.02m x 2.11m) Double glazed window to rear, fitted storage.

## Family Bathroom



Double glazed obscure window to rear, towel rail, tiled walls, low level WC, wash hand basin, bath with over head shower.

## Rear Garden

### Rear Garden

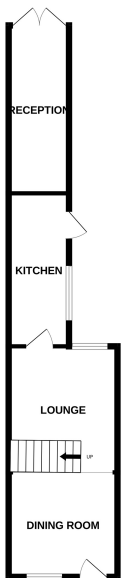


Low maintenance rear garden laid to paving, retained by fencing, side access.

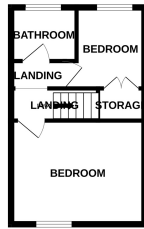
# Property Details.

## Floorplans

GROUND FLOOR  
320 sq ft (29.7 sq m) approx.



1ST FLOOR  
242 sq ft (22.4 sq m) approx.

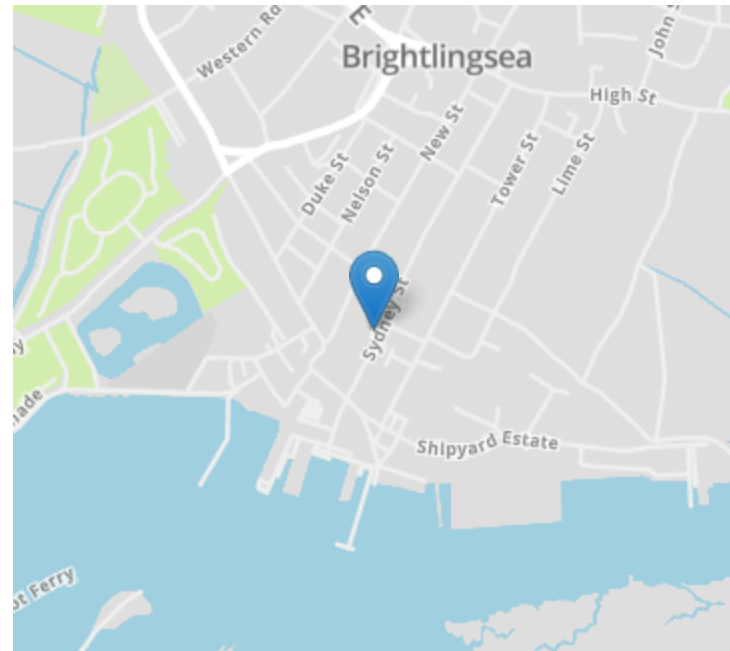


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TOTAL FLOOR AREA: 635 sq ft (59.0 sq m.) approx.

When every attempt has been made to ensure the accuracy of the drawings contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, opinions and applications herein have not been tested and no guarantee is made with respect to them.

## 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.

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