



- Open Plan Living
- Light Bright Rooms
- Beautifully Altered And Improved
- Kitchen & Breakfast Room
- Updated Throughout
- Wonderful Rear Garden
- Chain Free
- Viewing Advised

## 87 New Street, Brightlingsea, Colchester, Essex. CO7 0DD.

A beautifully presented and incredibly well upgraded Victorian Semi detached home with some wonderful charm and character, whilst offering modern versatile living from its open plan space and light. With high attention to detail being paramount during this homes restoration and renovation the quality is apparent from start to finish with wood flooring, modern contemporary style kitchen in keeping with the charm of the house, modern bathroom, modern heating system and landscaped garden. Just a stones throw away from the town's local waterfront and marina this house is ideally positioned for nearby shops, pubs and schools and other brilliant amenities. Internal viewing highly recommended to appreciate the light and space of this wonderful home.





# Property Details.

## Ground Floor

### Living Room / Diner



27' 1" x 12' 9" (8.26m x 3.89m) Double glazed window to front, front door, fireplace with wooden beam, open plan onto the dining area with window to rear and fireplace.

### Kitchen



19' 01" x 6' 9" (5.82m x 2.06m) Double glazed window to side, UPVC door to side, inset spot lights range of wall and base units, solid oak worktop, stainless steel sink with right hand drainer, cooker, gas hob, fridge/freezer.

### Breakfast room Room



7' 01" x 6' 7" (2.16m x 2.01m) Double glazed French door to rear, inset lights, radiator.

## First Floor

### Landing

Loft access with ladder, Doors leading to:

### Bedroom



12' 10" x 10' 0" (3.91m x 3.05m) Double glazed window to front, radiator, storage cupboard and fitted wardrobe.

# Property Details.

## Bedroom



11' 1" x 7' 11" (3.38m x 2.41m) Double glazed window to rear, radiator, built in storage

## Family Bathroom



Double glazed window to rear, low level WC, wash hand basin, walk in shower enclosure, vertical radiator.

## Outside

### Rear Garden



A beautifully well maintained rear garden mainly laid to paving/stones, raised planters and retained by fencing. There are outside weatherproof power sockets a good garden shed with power that could be used for a office or studio.

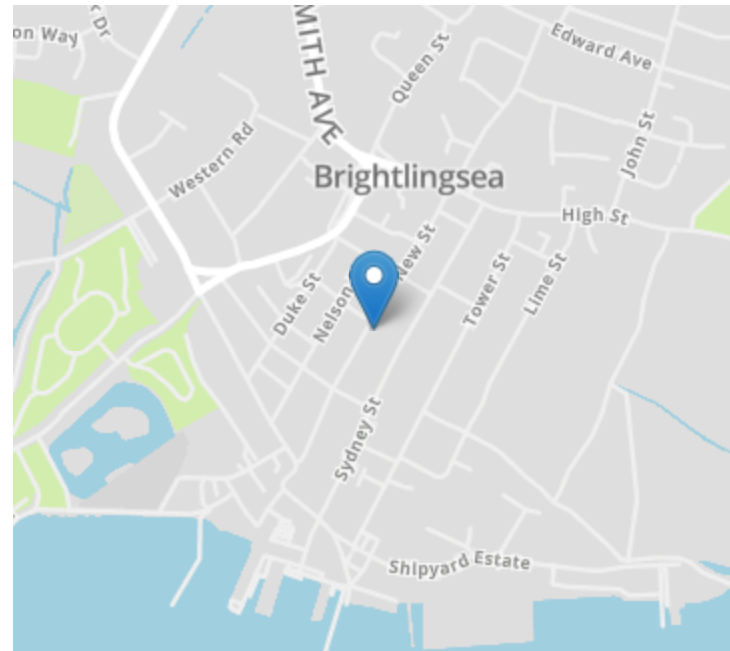
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The various options and fixtures shown here have not been tested and no guarantee as to their availability or delivery can be given.  
Mackwell, Norfolk, CO24.

## 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.