



- Garage And Off Road Parking
- Loft Room
- Three Bedrooms
- Modern Kitchen
- Rear Garden
- Town Centre Location
- Two Receptions
- Viewing Advised

6 Nelson Street, Brightlingsea, Colchester, Essex. CO7 0DZ.

A brilliant Victorian terrace with the rare features of Garage and off road parking right in the centre of town within minutes of the local shops, amenities and waterside. This well kept home offers versatile accommodation to include living room, dining room, modern kitchen, bathroom, three bedrooms on the first floor and a very useable loft room, outside there is a sunny garden, garage with part converted office space and off road parking. call for detail.



Property Details.

Ground Floor

Living Room



13' 0" x 11' 1" (3.96m x 3.38m) Window to front, radiator, chimney breast and door to.

Lobby

With stairs to first floor and open to.

Dining Room



13' 0" x 11' 3" (3.96m x 3.43m) Window to rear, radiator, dado rail, understairs storage cupboard, chimney breast and open to.

Kitchen



12' 0" x 6' 9" (3.66m x 2.06m) Window to side, boiler cupboard, door to garden, a modern range of contemporary units with solid wood worktops over, inset sink, fitted oven, halogen hob, extractor, tiled splashbacks, matching eye level units, space and plumbing for washing machine.

Bathroom



Window to side, panel bath with screen and shower over, vanity wash hand basin, close coupled WC, heated towel rail.

First Floor

Half Landing

With doors to.

Property Details.

Bedroom



14' 7" x 11' 1" (4.45m x 3.38m) Window to front, radiator, airing cupboard.

Hallway

With stairs to second floor and doors to.

Bedroom



8' 3" x 8' 1" (2.51m x 2.46m) Window to rear, radiator.

Bedroom



8' 3" x 6' 2" (2.51m x 1.88m) Window to rear, radiator.

Second Floor

Loft Room

11' 1" x 11' 1" (3.38m x 3.38m) Velux window to front.

Agents Note

Second floor staircase does not have building regulations.

Outside

Rear Garden



Mainly laid to lawn with patio area, various shrubs and plants pathway down to garage and parking.

Garage And Parking

A detached garage access via Duke Street where the parking is also found. The garage has been part converted to offer a home office space with personal door to the garden.

Property Details.

Floorplans

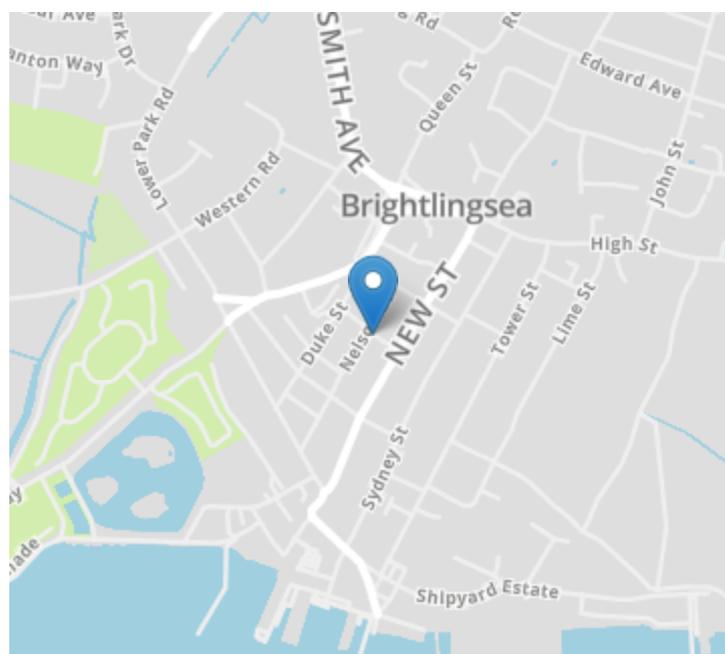


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TOTAL FLOOR AREA: 1150 sq ft (106.5 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the property information, measurements, photographs, aerials, views and floor plans are for illustrative purposes only and are not intended to be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.

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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