



- Semi Detached House
- Two Bedrooms
- South/West Facing Garden
- Two Reception Rooms
- First Floor Bathroom
- Open Fireplaces
- Close By To Public Transport
- New Double Glazing Including Bay Fronted Sash Window
- Walking Distance Of Waterfront & High Street

## 54 Tower Street, Brightlingsea, Colchester, Essex. CO7 0AN.

A beautifully presented semi detached house in this popular position close to the town centre of Brightlingsea and within easy reach of the Marina and waterfront. Offering living room, with bay sash window and open fireplace, dining room, kitchen, two bedrooms and first floor family bathroom, great south/west facing garden and much more. Brightlingsea offers good local amenities, pubs, cafes and shops. Please call for further details.





# Property Details.

## Ground Floor

### Living Room



12' 0" x 11' 9" (3.66m x 3.58m) Bay double glazed sash window to front, wooden front door, radiator, wood floor, open fireplace, alcove units.

### Lobby

Stairs to first floor

### Dining Room



12' 0" x 11' 5" (3.66m x 3.48m) Sash windows to rear, radiator, under stairs storage, fireplace, wood floor.

### Lobby

Stable door to side, open to kitchen.

## Kitchen



15' 0" x 6' 4" (4.57m x 1.93m) Double glazed window to side and rear, UPVC door to rear, tiled floor, fitted kitchen including a range of wall and base units, breakfast bar, oak worktop, range style cooker, ceramic farm house style- sink, drainer, space for washing machine, dish washer and /fridge freezer

## First Floor

### Landing

Doors leading to:



# Property Details.

## Bedroom



13' 2" x 12' 0" (4.01m x 3.66m) Sash double glazed window to front, radiator, cast iron fireplace, storage cupboard.

## Bedroom



11' 10" x 6' 11" (3.61m x 2.11m) Double glazed sash window to rear, radiator.

## Bathroom



9' 0" x 7' 4" (2.74m x 2.24m) Obscure window to rear, wood floor, part tiled walls, low level WC, wash hand basin, paneled bath with separate shower enclosure.

## Outside

### Rear Garden



Low maintained south/west facing rear garden, shared passage way, retained buy fencing and gated access, garden shed and patio and lawn.

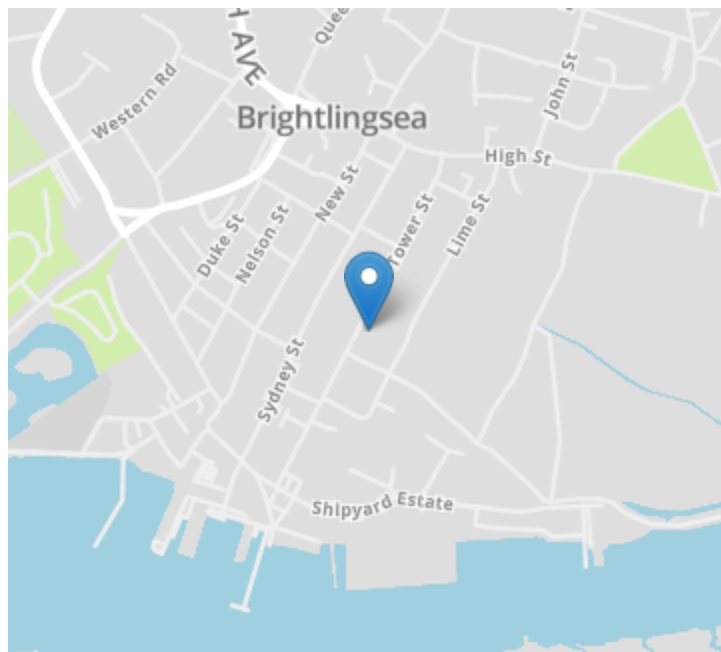
# Property Details.

## Floorplans



TOTAL FLOOR AREA - 830 sq ft (77.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation 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.