



- Semi Detached Cottage
- Two Bedrooms
- Walking Distance Of Hurst Green
- Log Burner
- Gas Central Heating & Double Glazing
- Two Reception Rooms
- Ground Floor Bathroom
- Close By To Public Transport

### 15 Chapel Road, Brightlingsea, Colchester, Essex. CO7 0HB.

A beautiful cosy charming Victorian home benefiting two bedroom semi detached cottage has been lovingly cared for by the current owner who has given the property a complete refurbishment since owning the property. This home benefits from two bedrooms, reception room with multi fuel stove, dining room with under stairs storage and modern kitchen. Stepping outside to the west facing rear garden you will find a brick outbuilding currently being used as a utility and craft/storage. Within easy access to the town centre, waterfront and the popular Hurst Green. Viewing highly recommended.





# Property Details.

## Ground Floor

### Reception Room



11' 6" x 10' 4" (3.51m x 3.15m) Composite front door, window to front, radiator, log burner.

### Dining Room



9' 0" x 7' 4" (2.74m x 2.24m) Radiator, stairs to first floor, understairs storage.

### Kitchen



10' 11" x 7' 2" (3.33m x 2.18m) Double glazed window to rear, UPVC door to side, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, wall mounted boiler, ceramic sink with one and half bowl, oven with over head fan, ceramic hob, space for fridge/freezer, slimline dish washer.

### Ground Floor Bathroom



7' 7" x 5' 7" (2.31m x 1.70m) Window to side, inset spot lights, towel rail, wall mounted fan, tiled walls, panelled bath with over head shower, vanity unit, low level WC.

# Property Details.

## First Floor

### Bedroom



10' 6" x 10' 4" (3.20m x 3.15m) Double glazed window to front, built in wardrobe and radiator,

### Bedroom



8' 9" x 7' 4" (2.66m x 2.23m) Double glazed window to rear, radiator.

## Outside

### Rear & Front Garden



A private rear garden with patio area and the remainder laid to lawn with stepping stones to the summer house, gated access leading to the frontage laid to block paving retained by low level brick wall.

### Craft Room



Wooden side door, currently being used as craft/garden room.

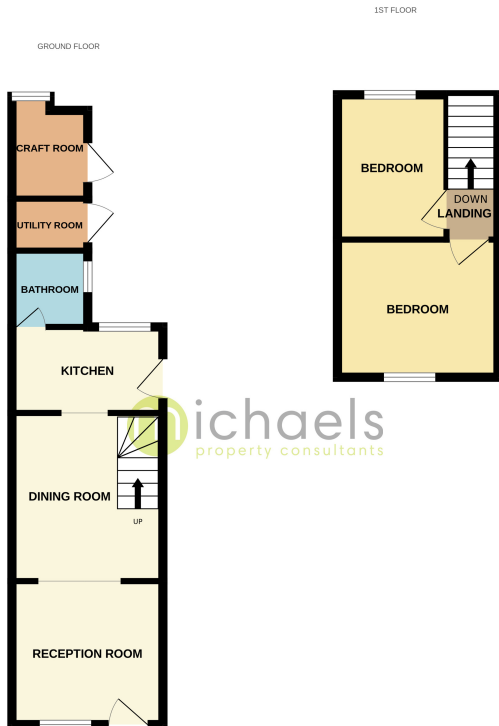
### Utility Room

6' 09" x 3' 03" (2.06m x 0.99m) Wooden door to side, laminate worktop, space for washing machine.



# Property Details.

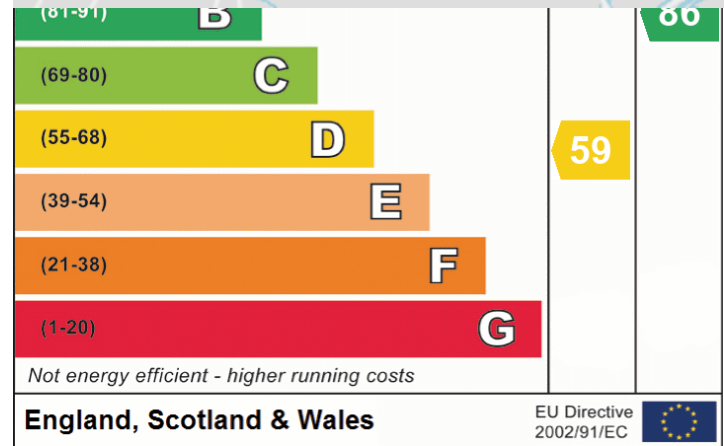
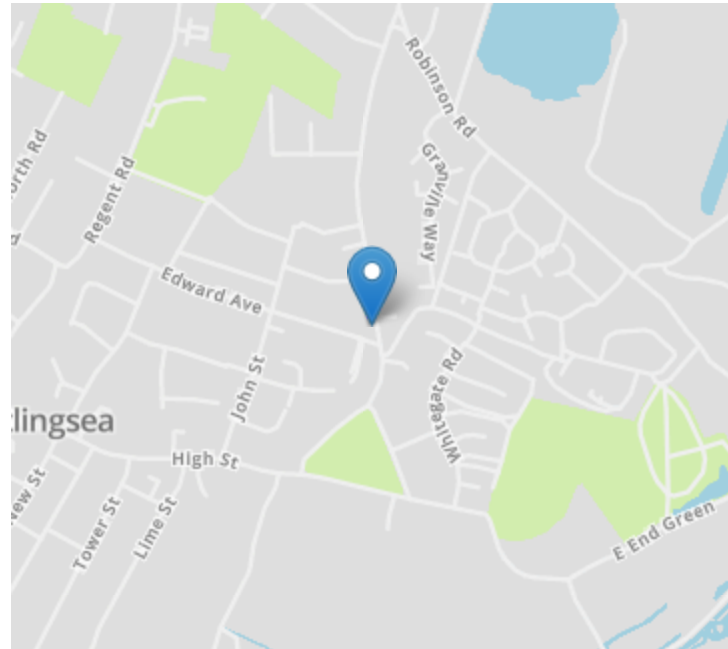
## Floorplans



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TOTAL FLOOR AREA: 501 sq.ft. (46.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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## Location



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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