



- Semi Detached Family Home
- Off Road Parking & Garage
- Living Room
- Kitchen/ Diner
- Three Double Bedrooms
- Gas Central Heating
- Double Glazing & Gas Central Heating Throughout
- Walking Distance Of Brightlingsea Town Centre & Beach Front

43 Lower Park Road, Brightlingsea, Colchester, Essex. CO7 0JX.

A family home in this popular Brightlingsea Road moments away from the Marina, Beach and Town Centre along with being walking distance to the local Infants & Junior school. This three double bedroom family home also includes fitted wardrobes to master, family bathroom, living room, kitchen/dining room, summer house to the rear garden. Agent holds keys to view, call the sales team to arrange your viewing appointment. Guide Price £325,000- £350,000.



Property Details.

Ground Floor

Porch

5' 02" x 4' 0" (1.57m x 1.22m) Composite front door, tiled floor, French doors opening into the living room.

Living Room



15' 11" x 15' 07" (4.85m x 4.75m) Double glazed window to front, two radiators, fireplace, under stairs storage, stairs to first floor.

Kitchen/ Diner



16' 07" x 11' 10" (5.05m x 3.61 m) Double glazed window and French doors to rear, UPVC side door, fitted oak style kitchen with laminate worktop, tiled splash back, integrated Smeg double oven, induction hob, over head fan, inset sink with left hand drainer, space for washing machine, dish washer, American style fridge freezer, under stairs storage, dining area with views onto the rear garden.

First Floor

Landing

9' 03" x 6' 01" (2.82m x 1.85m) Loft access, airing cupboard.

Bedroom



15' 09" x 9' 02" (4.80m x 2.79m) Double glazed window to front, radiator, fitted wardrobe.

Property Details.

Bedroom



13' 0" x 7' 02" (3.96m x 2.18m) Double glazed window to rear, storage cupboard.

Bedroom



10' 03" x 7' 09" (3.12m x 2.36m) Double glazed window to front, radiator, storage cupboard.

Outside

Garage & Off Road Parking

Off road parking to the front via driveway, lawn area, garage with up and over door, with power and wall mounted boiler.

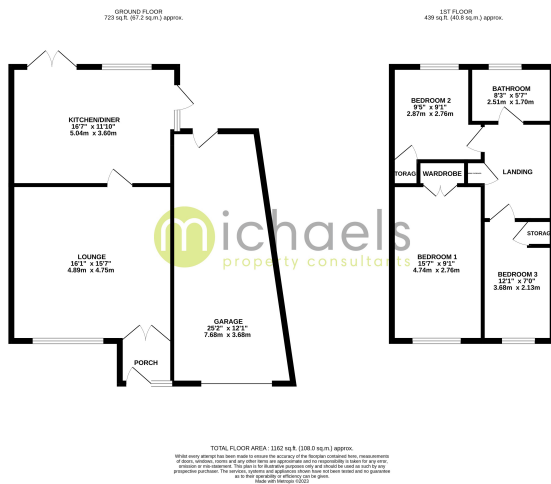
Rear Garden



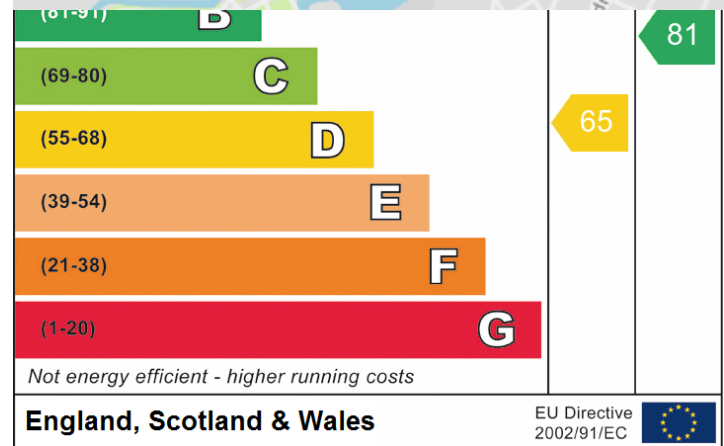
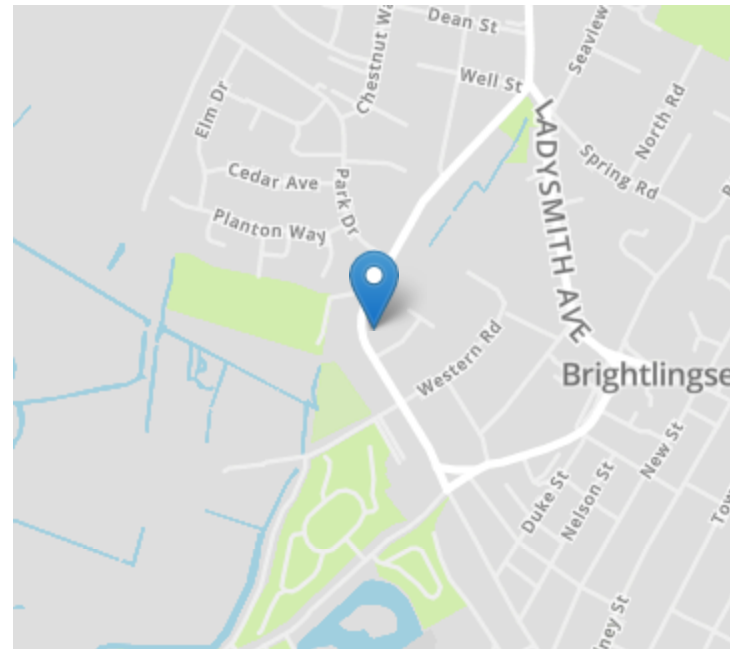
A well maintained rear garden with patio, decking, summer house, the remainder of the garden is laid to lawn, enclosed by privacy fencing.

Property Details.

Floorplans



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.