



- Victorian Bay Front Semi-Detached House
- Four/ Five Bedrooms
- Kitchen/ Breakfast Room With Island
- Open Plan Dining Room
- Ground Floor Bedroom/Office
- Ground Floor And First Floor Shower Rooms
- Workshop & Garden Sheds To Rear Garden
- Beautifully Modernised To A High Standard
- No Onward Chain

36 Ladysmith Avenue, Brightlingsea, Colchester, Essex. CO7 0JD.

A charming and beautifully presented semi detached Victorian Villa in the sought after waterside town of Brightlingsea. This stunning extended home now offers incredible space which includes five bedrooms, family bathroom and ground floor shower room, a stunning kitchen with island, lounge with bay fronted window, home office/5th bedroom, and utility, gorgeous gardens with garden sheds/workshop. Please call for further details and to arrange a viewing of this stunning home. Offered for sale with no onward chain. Guide Price £400,000-£425,000.



Call to view 01 206 820999



Property Details.

Ground Floor

Entrance Hall

Composite front door, stairs to the first floor, radiator.

Lounge



11' 9" x 11' 9" (3.58m x 3.58m) Bay fronted window to front, wood flooring, radiator and fireplace.

Open Plan Dining Room

12' 07" x 11' 07" (3.84m x 3.53m) Oak doors to living room, understairs storage, double glazed windows to side.

Kitchen/Breakfast Room



18' 06" x 14' 7" (5.64m x 4.45m) Double glazed windows to side, Bi-folding doors to rear, shaker style kitchen including wall and base units, oak worktop, butler sink, oven and induction hob, warming draw, extractor fan, dishwasher and fridge/freezer.

Inner Hall

Tiled floor, doors leading to:

Utility

5' 9" x 4' 03" (1.75m x 1.30m) Double glazed window to side, tiled flooring, space for washing machine and tumble dryer, oak worktop.

Ground Floor Shower Room



5' 9" x 5' 5" (1.75m x 1.65m) Double glazed window to side, tiled floor, inset spot lights, vertical towel radiator, low level WC, wash hand basin, shower enclosure.

Ground floor Bedroom/ Home Office



11' 4" x 8' 11" (3.45m x 2.72m) Double glazed windows to rear and side, radiator, currently used as an office but ideal for a 5th bedroom.

First Floor

Landing

20' 09" x 5' 1" (6.32m x 1.55m) Loft access, doors leading to:

Property Details.

Bedroom



13' 0" x 12' 0" (3.96m x 3.66m) Double glazed windows to front, radiator, bespoke fitted wardrobes and draws.

Bedroom



12' 9" x 9' 6" (3.89m x 2.90m) Velux window, radiator.

Bedroom



10' 3" x 8' 6" (3.12m x 2.59m) Window to side, radiator.

Bedroom

Window to rear, radiator.

Shower Room



9' 3" x 6' 4" (2.82m x 1.93m) Velux window, tiled floor and walls, walk in shower enclosure, towel rail, vanity unit, low level WC.

Outside

Rear Garden



A generous rear garden including, decking area, garden sheds with the remainder laid to lawn, retained by fencing and side access leading to the front aspect of the property.

Front Garden

A well maintained front driveway creating off road parking.

Property Details.

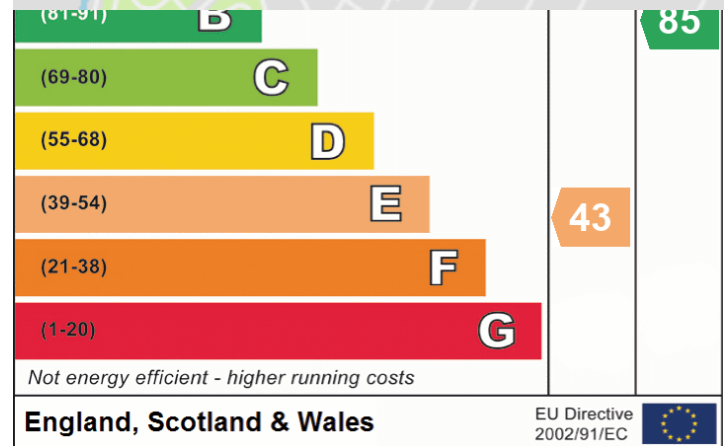
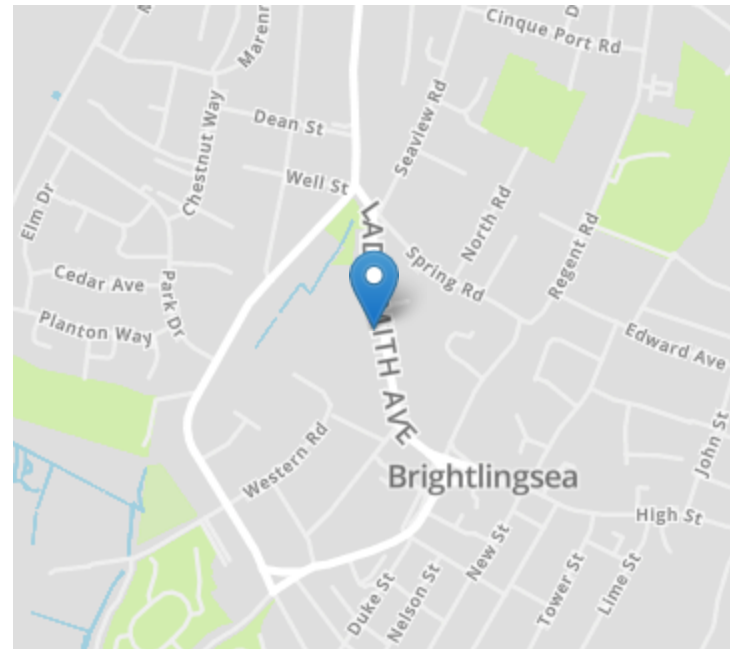
Floorplans



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TOTAL FLOOR AREA: 1619 sq ft. (150.5 sqm) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, contents and specifications are for information only and are not intended to be relied upon for any purpose other than that intended. The services, systems and appliances shown have not been tested and no guarantee is given for the accuracy or reliability of the same.

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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