



- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Great Garden
- Beautifully Presented

**12 Tower Street, Brightlingsea,
Colchester, Essex. CO7 0AL.**

****GUIDE PRICE OF £270,000 - £280,000**** An incredible detached family home in the waterfront town of Brightlingsea offering charming accommodation throughout. On the first floor there is three bedrooms and a family bathroom, downstairs there is a lounge, dining room, spacious modern kitchen and gorgeous garden. Situated within easy reach of good local shops, schools and of course waterside walks, please call for further details.

Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

With storage and doors to.

Dining Room



13' 2" x 12' 1" (4.01m x 3.68m) Window to rear, wood effect floor, radiator, feature fire place, wall lights door to stairwell and door to kitchen.

Stairwell

With door to lounge and stairs to first floor.

Lounge



13' 2" x 12' 9" (4.01m x 3.89m) Bay window to front, radiator, fireplace with wood mantel and cast iron surround.

Kitchen



12' 6" x 9' 5" (3.81m x 2.87m) Window to side, door to garden, Karndean flooring, inset spotlights, a modern range of handleless units and drawers with worktops over, inset sink, spaces for appliances, matching eye level units.

First Floor

Landing

Windows to rear and side, storage cupboard and doors to

Bedroom One



13' 4" x 12' 9" (4.06m x 3.89m) Two windows to front, radiator.

Property Details.

Bedroom Two



10' 0" x 9' 6" (3.05m x 2.90m) Window to side, radiator, fitted cupboard with loft access.

Bedroom Three



9' 8" x 6' 5" (2.95m x 1.96m) Window to side and radiator.

Bathroom



Obscure window to side, panel bath, Karndean flooring, fully tiled walls, pedestal wash hand basin, close couple WC, heated towel rail.

Outside

Garden



With gated access, bin storage area, decked area, lawn area, garden shed, all enclosed by panel fencing.

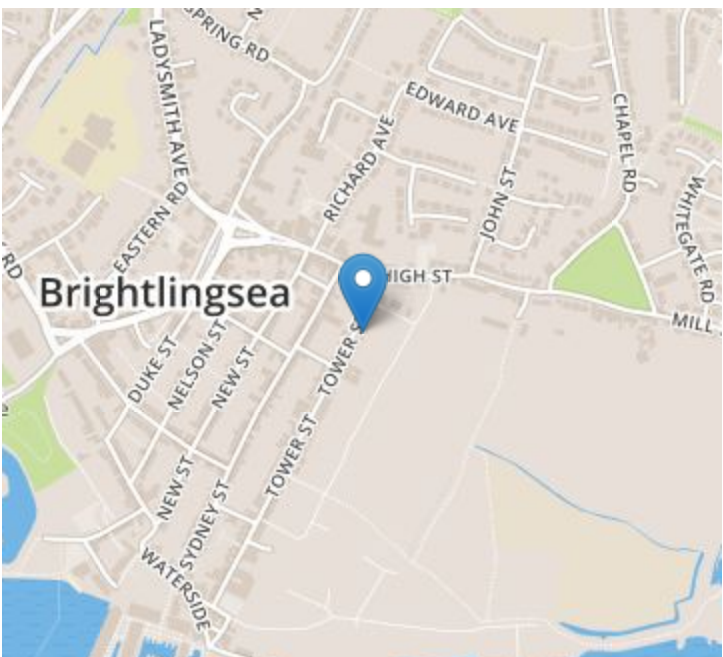
Property Details.

Floorplans

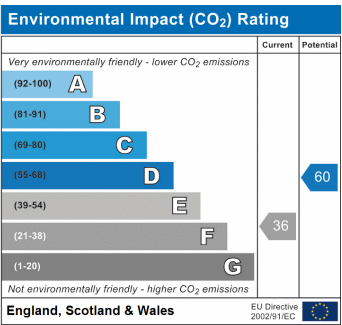
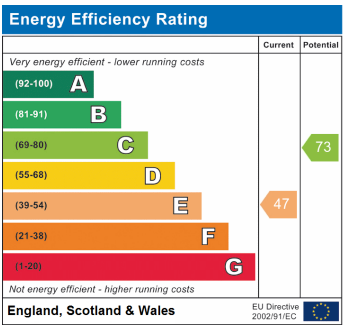


TOTAL FLOOR AREA: 1001sq.ft. (93.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, plans and any other items are given as a guide only. The purchaser is advised to verify the accuracy of the figures by independent means. This plan is for guidance purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made in this regard. All figures are approximate.

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.