



- Semi Detached House
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Garage Plus Converted Beauty Salon/Home Office
- Driveway
- Modern Kitchen/Diner
- Conservatory
- Lounge
- Walking Distance Of Local Schooling
- Nearby To Public Transport & Countryside Walks

12 Fordwich Road, Brightlingsea, Colchester, Essex. CO7 0RE.

A beautifully presented extended semi detached home positioned in the popular town of Brightlingsea. Highlights included two double bedrooms, first floor bathroom and ground floor WC, lounge, modern kitchen/diner with breakfast bar, conservatory. The exterior offers a well stocked rear garden, double length garage which has been split into two sections creating versatile working space of a home office/beauty room with the other part being a garage/utility with separate access. Also benefiting from off road parking to the front and situated within walking distance of local schooling. Early viewing highly advised.



Property Details.

Ground Floor

Entrance Porch

Double glazed windows to front and side, UPVC front door, leading to:

Hallway

UPVC front door, Inset spot lights, radiator, under stairs storage.

WC

Double glazed obscure window to side, part tiled walls, low level WC, wall hung wash hand basin.

Lounge



13' 5" x 11' 7" (4.09m x 3.53m) Double glazed window to front, radiator, gas fireplace with limestone surround.

Kitchen/Diner



18' 3" x 10' 4" (5.56m x 3.15m) Double glazed window to rear, UPVC door to side, double doors leading to conservatory, vertical radiator, modern fitted kitchen including a range of wall and base units, tiled splash back, laminate worktop, breakfast bar with space for stools, inset sink with right hand drainer, cooker, cooker hood, electric hob, full length fridge and freezer, dish washer, open plan onto the dining room.

Conservatory



10' 1" x 12' 2" (3.07m x 3.71m) Double glazed window to rear and side, patio doors opening onto the garden, wall lights and radiator.

First Floor

Landing

Double glazed window to side, loft access (the loft is part boarded, insulated and has a built in loft ladder).

Property Details.

Bedroom One



14' 1" x 9' 7" (4.29m x 2.92m) Double glazed windows to front, inset spot lights, radiator, fitted wardrobes and draws.

Bedroom Two



10' 2" x 8' 11" (3.10m x 2.72m) Window to rear, radiator,

Shower Room



Double glazed obscure window to rear, tiled walls and flooring, inset spot lights, heated towel rail, vanity unit basin, low level WC, shower cubicle, airing cupboard with boiler.

Outside

Rear Garden



A well maintained generous rear garden mainly laid to lawn, patio and decking areas with planter borders and retained by fencing. Access to the home office/beauty room and garage/utility area.

Driveway & Garage

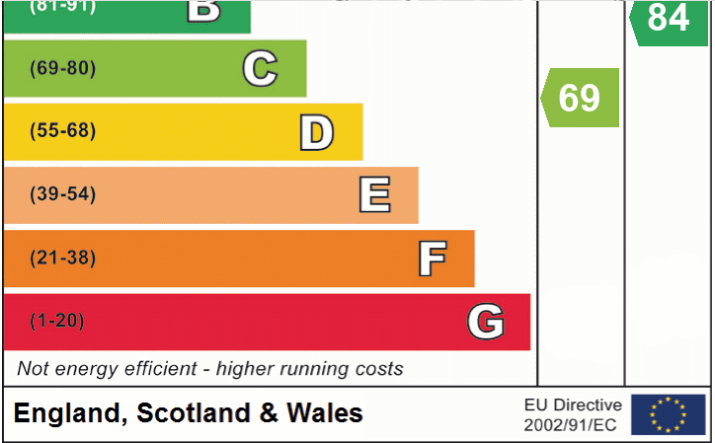
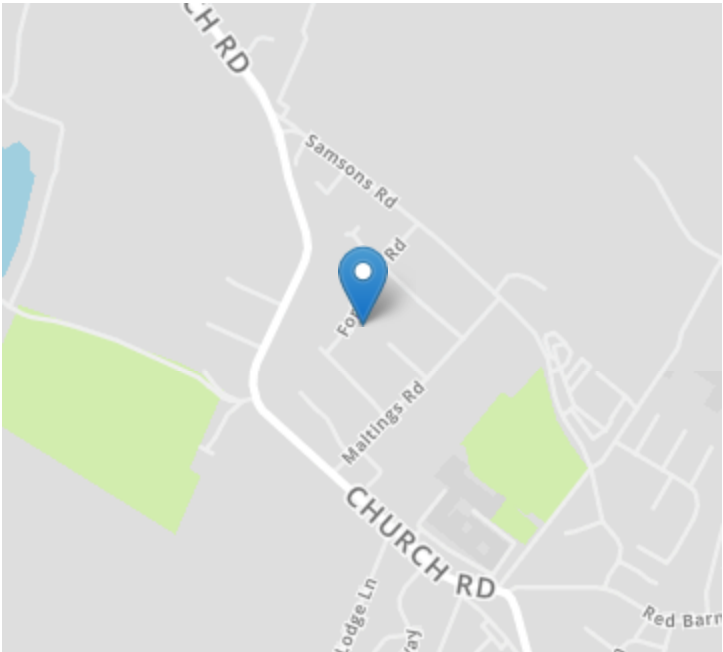
Parking for several vehicles via the driveway, gated side access leading to the garage with power and light, utility area along with a separate home office/beauty room which is an ideal working space from home and doesn't require access from the property.

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.