



- Generous Plot
- Detached Home
- 1930's Bay Fronted
- Three Bedrooms
- Two Reception Rooms
- Living Room With Fireplace
- Contemporary Bathroom
- Ground Floor Cloakroom

**114 Tower Street, Brightlingsea,  
Colchester, Essex. CO7 0AN.**

A spacious detached 1930's home sitting in a generous plot in this popular road close to the waterside and Town centre. With plenty of further potential, charm and character this home is one not to be missed. Highlights include Lounge with fireplace, large dining room, fitted kitchen, utility, cloakroom, three bedrooms, first floor bathroom and generous rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs rising to first floor and doors leading to.

### Living Room



13' 6" x 12' 6" (4.11m x 3.81m) Plus bay window to front, two radiators, open fireplace, inset spotlights.

### Dining Room



19' 5" x 11' 1" (5.92m x 3.38m) Window to rear, two radiators, wood effect flooring, picture rail, a range of fitted storage cupboards, door to kitchen.

### Kitchen



14' 8" x 10' 4" (4.47m x 3.15m) Window to side, tiled floor, radiator, a range of fitted units and drawers with worktops over, inset sink and drainer, inset hob with extractor over, fitted oven, space for dishwasher, matching eye level units, tiled splashbacks, door to.

### Utility



Glazed door to garden, space and plumbing for appliances,, worktop, tiled floor and door to.

### Ground Floor Cloakroom

Tiled floor, close coupled WC, pedestal wash hand basin, window to rear.

## First Floor

### Landing

Window to side and doors to.

# Property Details.

## Bedroom



13' 6" x 11' 1" (4.11 m x 3.38m) Window to front, radiator, picture rail.

## Bedroom



11' 8" x 11' 3" (3.56m x 3.43m) Window to rear, radiator, picture rail.

## Bedroom

9' 5" x 8' 2" (2.87m x 2.49m) Window to front, radiator.

## Bathroom



Obscure windows to rear, walk in shower, freestanding bath, fully tiled room, underfloor heating, WC and wash hand basin.

## Outside

### Front Garden

Retained by wall with gate and path to front door, gated side access to rear.

### Rear Garden



Mainly laid to lawn and enclosed by fencing with various trees, shrubs and plants, patio area and garden shed.

