



- Three Bedroom House
- Ground Floor Cloak Room & Family Bathroom
- Open Plan Living Dining Area
- Well Presented And Maintained.
- Attractive Rear Garden
- Close To Shops And Amenities
- Close To School

59 North Road, Brightlingsea, Colchester, Essex. CO7 0PL.

A well presented three bedroom home located in the popular seaside town of Brightlingsea. The property offers excellent access to the town centre, local shops/restaurants, good schools and the beachfront and marina. Offering two double bedrooms, one single bedroom, first floor bathroom and ground floor cloakroom, light and spacious open plan living/dining room, kitchen which over looks the rear garden. Internal viewings are highly recommended.



Property Details.

Ground Floor

Porch

Double glazed frosted entrance door, double glazed window to side, built in storage cupboard, radiator, inset spot lighting, tiled floor and part glazed door to;

Hallway

Double glazed window to side, radiator, stairs rising to first floor landing, storage cupboard under stairs;

Living/Dining Room



23'6" x 10'3" reducing to 9'2" (7.16m x 3.12m) Double glazed window to front, radiator, gas fire, doors to;

Kitchen



14'8" x 9'5" reducing to 7'2" (4.47m x 2.87m) Double glazed window to rear, stainless steel single drainer and sink unit with mixer tap inset to work surface, spaces for fridge/freezer free standing oven with gas hob and extractor over, eye and low level fitted units with work surface over, and tiled splashbacks, inset spot lighting, door to garden;

W/C

Pedestal wash hand basin with mixer tap, low level WC, radiator, inset spot lighting, space for washing machine and tumble dryer.

First Floor

Landing

Window to side, loft access and doors to;

Bedroom one



11'7" x 9' (3.53m x 2.74m) Double glazed window to front, radiator.

Property Details.

Bedroom Two



11'7" reducing to 8'5" x 9'7" (3.53m x 2.92m) Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three



7' x 6'5" (2.13m x 1.96m) Double glazed window to front,, radiator.

Bathroom



Double glazed frosted window to rear, low level WC, pedestal wash hand basin, panelled bath with tiled splashbacks, radiator.

Outside

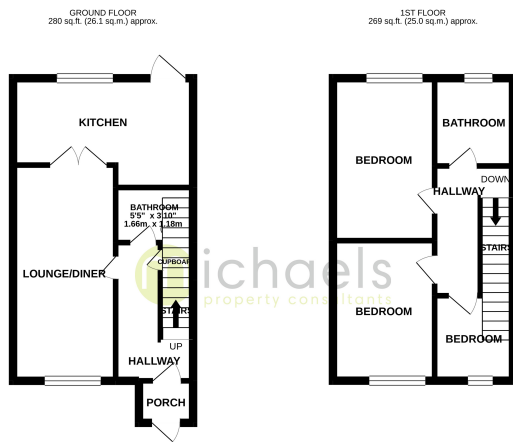
Garden



Predominately laid to lawn, a generous patio area, attractive flowerbeds and borders, side access, with a timber workshop to rear which has power and light connected.

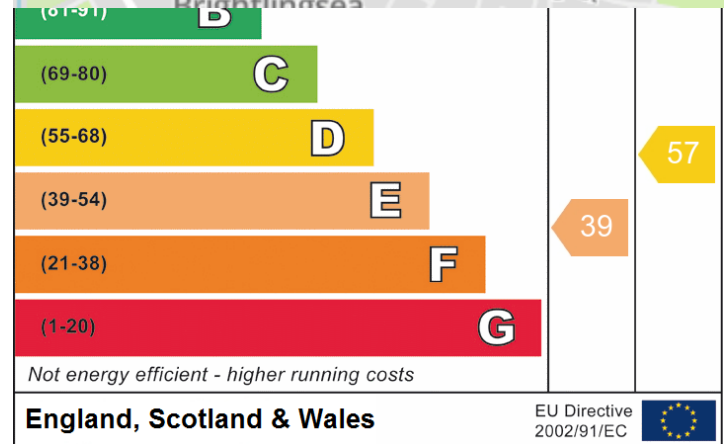
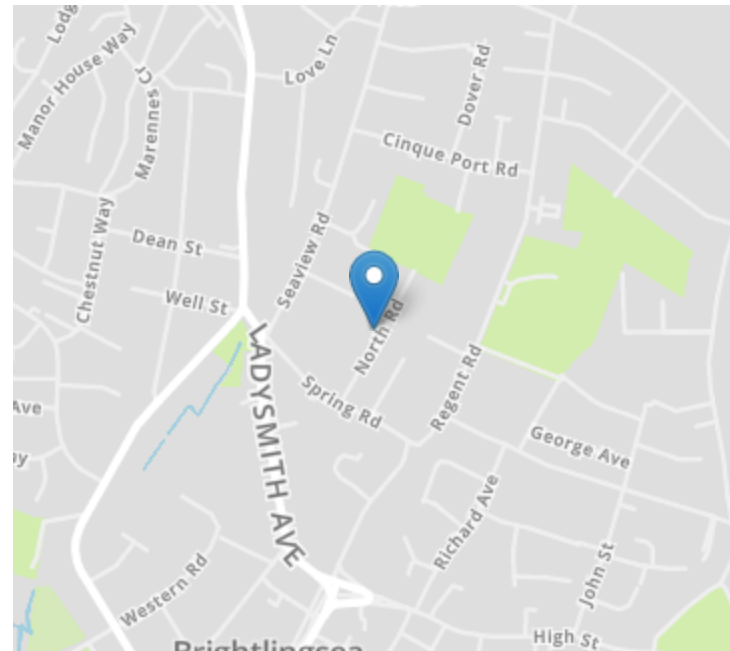
Property Details.

Floorplans



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plans, measurements and descriptions are given as a guide only. The purchaser should verify the accuracy of the floor plans and descriptions by visiting the property. The purchaser should also verify the accuracy of the floor plans and descriptions by visiting the property. The purchaser should also verify the accuracy of the floor plans and descriptions by visiting the property.

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.