



- Detached Character House
- Three Bedrooms
- First Floor Bathroom
- Utility & Cloakroom
- Two Reception Rooms
- Open Fireplace
- Rear Garden
- Gas Central Heating
- Walking Distance To Town Centre

31 Nelson Street, Brightlingsea, Colchester, Essex. CO7 0DZ.

A charming three bedroom detached house beautifully presented throughout by the current owners. Offering original character features throughout. Highlights include two reception rooms, kitchen with solid oak work surfaces, two reception rooms, ground floor WC, three bedrooms, family bathroom and rear garden. Ideally positioned within walking distance to Brightlingsea infants & Junior School, Town Centre and The Popular Waterside Marina. Call the sales team to arrange your viewing appointment 01206 820999 Guide price £280,000- £290,000.



Property Details.

Ground floor

Lounge



12' 8" x 11' 9" (3.86m x 3.58m) Sash window to front, marble fireplace with open fire.

Hallway

Stairs raising to first floor, doors leading to:

Dining Room



12' 10" x 12' 0" (3.91m x 3.66m) Two wall lights, under stairs storage, slate hearth, space for electric log burner, wood mantle surround, sash window to rear, space for dining furniture.

Kitchen



12' 2" x 8' 3" (3.71m x 2.51m) Window to side, tiled floor, radiator, fitted gloss kitchen with solid oak work surfaces, stainless steel sink with drainer space for range style cooker, dish washer and under counter fridge/freezer.

Utility Room

7' 6" x 4' 7" (2.29m x 1.40m) radiator, window to rear, work surface, space for washing machine.

WC

4' 9" x 2' 5" (1.45m x 0.74m) tiled floor, window to side, low level WC.

First Floor

Landing

15' 9" x 4' 7" (4.80m x 1.40m) Window to side, doors leading to:

Bedroom One



11' 11" x 10' 04" (3.63m x 3.15m) Sash window to front, radiator, space for double bed and furniture, wood mantle, radiator, fitted wardrobes.

Property Details.

Bedroom Two



10' 06" x 8' 3" (3.20m x 2.51m) radiator, window to rear, space for bedroom furniture.

Bedroom Three



10' 02" x 7' 7" (3.10m x 2.31m) sash window to rear, radiator, fitted wardrobes, space for bedroom furniture.

Family Bathroom



11' 0" x 5' 0" (3.35m x 1.52m) Sash window to rear, radiator, towel rail, part tiled walls and floor, panelled path, low level WC, wash hand pedestal basin.

Outside

Rear Garden



Enclosed private rear garden with two patios, decking area and the remainder laid to artificial grass, enclosed by privacy fencing, side access leading to the front aspect of the property.

