



- Semi Detached House
- Three Bedrooms
- No Onward Chain
- Gas Central Heating
- Public Transport Nearby
- Walking Distance Of Waterfront
- Two Reception Rooms
- South Facing Garden

**15 Silcott Street, Brightlingsea,
Colchester, Essex. CO7 0DR.**

Offered for sale with no onward chain is this three bedroom semi-detached home, located within walking distance to Brightlingsea's Town centre, local shops and wonderful waterfront. Ideal for a first time buyer, the ground floor offers two reception rooms, kitchen, lobby and ground floor bathroom whilst the first floor includes three bedrooms and externally there is a South facing rear garden. An internal viewing is highly recommend to avoid any disappointment.



Property Details.

Ground Floor

Living Room



12' 11" x 11' 6" (3.94m x 3.51m) UPVC front floor, double glazed bay window to front, radiator.

Lobby

Stairs to first floor.

Dining Room

12' 9" x 11' 6" (3.89m x 3.51m) Double glazed window to rear, radiator, under stairs storage.

Kitchen



12' 0" x 7' 4" (3.66m x 2.24m) Window and door to side, fitted kitchen including a range of wall and base units, laminate worktop, tiled splash back, sink with left hand drainer, spaces for cooker, fridge/freezer and washing machine.

Lobby

Window to side, cupboard housing the wall mounted boiler.

Property Details.

Ground Floor Bathroom



7' 2" x 5' 4" (2.18m x 1.63m) Double glazed obscure window to rear, paneled bath, over head shower with bi folding shower screen, vanity basin, WC and radiator.

First Floor

Landing

Doors leading to:

Bedroom One



12' 10" x 11' 08" (3.91m x 3.56m) Double glazed window to front, radiator, storage cupboard.

Bedroom Two

13' 01" x 11' 8" (3.99m x 3.56m) Double glazed window to rear, radiator, door leading to:

Bedroom Three



12' 11" x 7' 9" (3.94m x 2.36m) Double glazed window to rear, radiator.

Outside

Rear Garden



Enclosed rear south facing garden mainly laid to patio, garden shed, side access and enclosed by fencing.

Frontage

Front garden with foot path leading to the front door retained by low dwarf wall separating the property from the pavement.

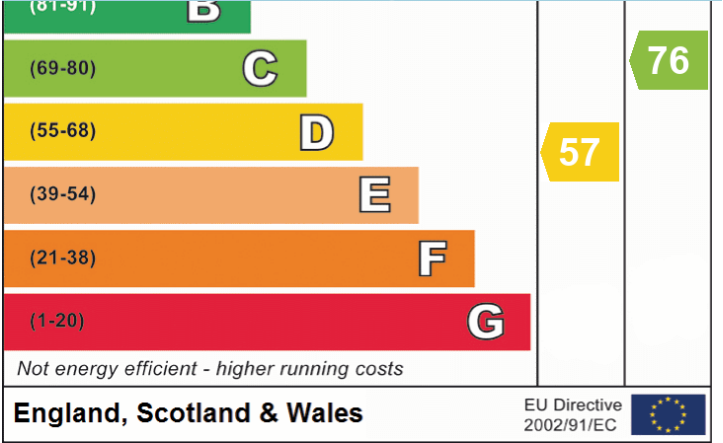
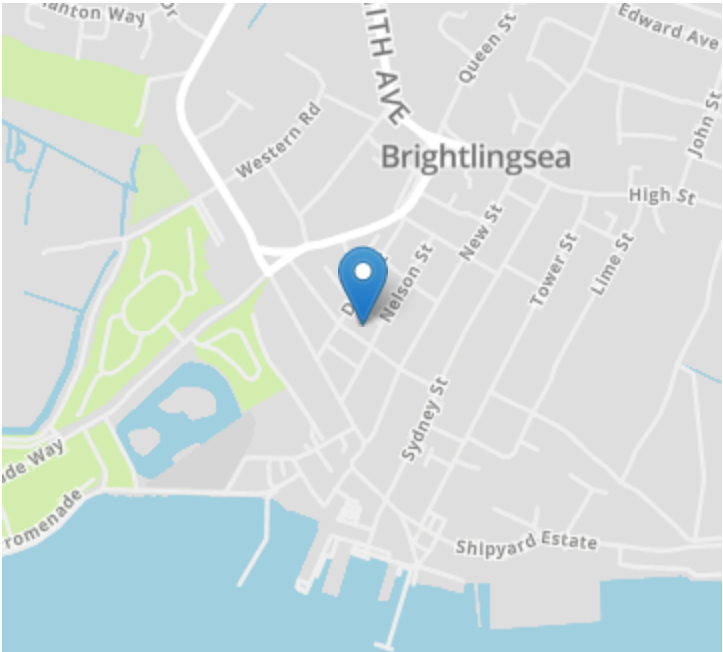
Property Details.

Floorplans



TOTAL FLOOR AREA: 855 sq ft (79.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services supplied are for general advice only and do not constitute a guarantee. No liability is accepted for any loss or damage.
Made with Metapix C2025

Location



England, Scotland & Wales

EU Directive 2002/91/EC



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.