



- Three Bedroom Mid Terrace
- Brick Out Buildings To The Rear Garden
- Off Road Parking
- Approx. 95 ft Long South Facing Garden
- Two Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- Walking Distance To Colne Community School

13 Bellfield Avenue, Brightlingsea, Colchester, Essex. CO7 0NT.

A spacious three bedroom mid terraced family home, offering a south facing generous rear garden with several outbuildings plus off road parking. The interior of the property is just as spacious including two reception rooms with open fireplaces, kitchen with pantry cupboard. To the first floor you will find three bedrooms two of which have built in storage and a family bathroom. A well located home situated in a popular location which is within walking distance to the town centre and Colne Community School. Call the sales team today to arrange your scheduled viewing.



Property Details.

Ground Floor

Entrance Hall

6' 03" x 10' 11" (1.91m x 3.33m) Wooden front door opening onto hallway, radiator, smoke alarm, stairs to first floor with under stairs storage housing the fuse board and meters.

Living Room



10' 11" x 13' 02" (3.33m x 4.01m) Double glazed bay front window to front, radiator, open fireplace with tiled hearth and surround, picture rail.

Kitchen



8' 08" x 10' 7" (2.64m x 3.23m) Double glazed window to rear, UPVC door opening onto the rear garden, radiator, a range of wall and base units, laminate worksurfaces space for gas cooker, washing machine, integrated stainless steel sink with right hand drainer, part tiled splash back, built in storage shelving and pantry cupboard housing combi boiler.

Dining Room



10' 11" x 10' 8" (3.33m x 3.25m) Double glazed window to rear, radiator, open fire place with brick hearth, picture rail, views onto rear garden.

First Floor

Landing

Access to loft hatch, Doors leading to:

Bedroom One



11' 10" x 10' 10" (3.61m x 3.30m) Double glazed window to rear, radiator, picture rail, double bedroom, built in storage.

Property Details.

Bedroom Two



11' 1" x 10' 9" (3.38m x 3.28m) Double glazed window to front, radiator, picture rail, built in storage, double bedroom.

Bedroom Three



8' 05" x 7' 10" (2.57m x 2.39m) Double glazed window to front, radiator, picture rail, single bedroom.

Family Bathroom



6' 04" x 6' 02" (1.93m x 1.88m) Double glazed obscured window to rear, radiator, low level WC, panelled bath with over head shower, wash hand basin, part tiled walls.

Outside

Front Garden

Spacious driveway via hard standing concrete area with the remainder laid to lawn, side access to rear garden via wide shared side access.

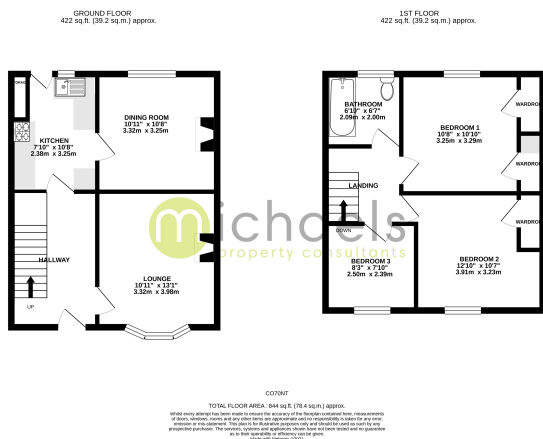
Rear Garden



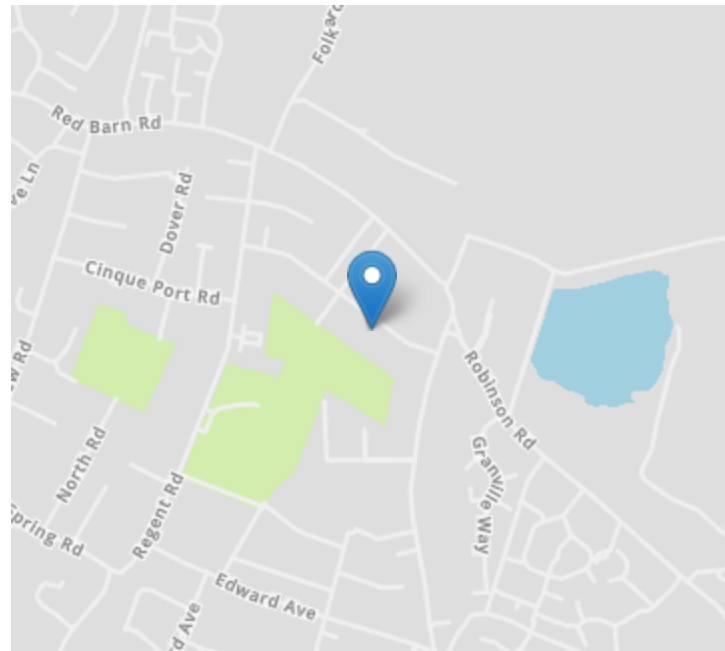
A beautiful rear garden including paved patio, majority of the garden is laid to lawn, with a large vegetable patch to the rear with shed and brick out buildings including WC, bin storage and potting shed. retained by brick wall and fence boundary.

Property Details.

Floorplans



Location



Energy Ratings

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.