



- Two Bedrooms
- Bay Fronted Semi-Detached
- Kitchen/Diner
- Lots Of Potential
- Generous Rear Garden
- Off Road Parking
- Conservatory
- Living Room

### 31 North Road, Brightlingsea, Colchester, Essex. CO7 0PL.

A two bedroom semi-detached bay fronted period house located in Brightlingsea with good access to the town centre and it's vast array of amenities. Offering lots of potential this home currently offers two bedrooms, lounge, kitchen/diner, study, conservatory, generous rear garden and off road parking. Positioned within walking distance to Brightlingsea town centre and primary school.





# Property Details.

## Entrance Hall

With stairs to first floor and doors to.

## Lounge



12' 1" x 11' 3" (3.68m x 3.43m) Double glazed box bay window to front, radiator, feature fireplace with inset log burner.

## Kitchen/Diner



13' 8" x 12' 7" (4.17m x 3.84m) Double glazed window and patio doors to rear, window to side, radiator, a range of base units with drawers and worktops over, inset sink, tiled splashback, space for kitchen appliances, under stairs storage.

## Conservatory



13' 3" x 6' 8" (4.04m x 2.03m) Brick plinth and UPVC construction with polycarbonate roof and patio doors to rear. Views over looking the rear garden.

## First Floor

### Landing

With doors to.

### Bedroom One



12' 8" x 10' 7" (3.86m x 3.23m) With Double glazed window to front, radiator, built in storage.

# Property Details.

## Bedroom Two



10' 6" x 8' 4" (3.20m x 2.54m) With Double glazed window to rear, radiator.

## Bedroom

10' 07" x 6' 08" (3.23m x 2.03m) Double glazed window to rear, radiator.

## Bathroom



7' x 4' (2.13m x 1.22m) Double glazed window to side, paneled bath, over head shower, WC and wash hand basin.

## Garden



Generous rear garden predominantly lawn with various trees and shrubs, enclosed by fencing with a Garden shed to remain.

## Driveway

The owner is currently using the front aspect of the property for off road parking.

