



- 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. Guide price £250,000-£275,000.



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.

Office

7' x 4' (2.13m x 1.22m) With double glazed window to side.

Bathroom



10' 07" x 6' 08" (3.23m x 2.03m) With obscure window to rear, radiator, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

Garden



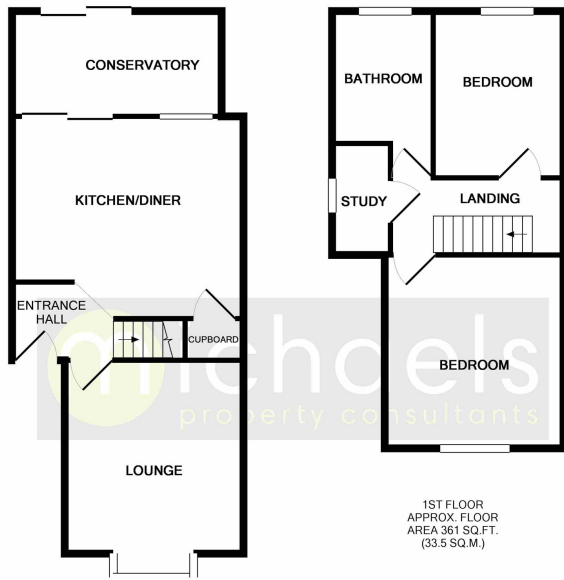
Generous rear garden predominantly lawn with various trees and shrubs, enclosed by fencing with a Garden shed to remain.

Driveway

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

Property Details.

Floorplans



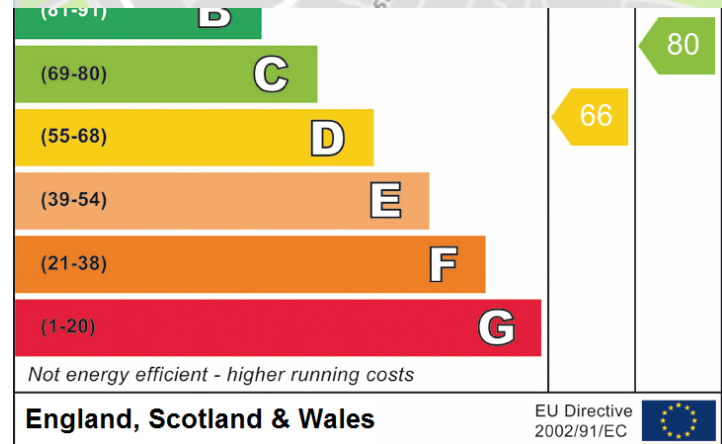
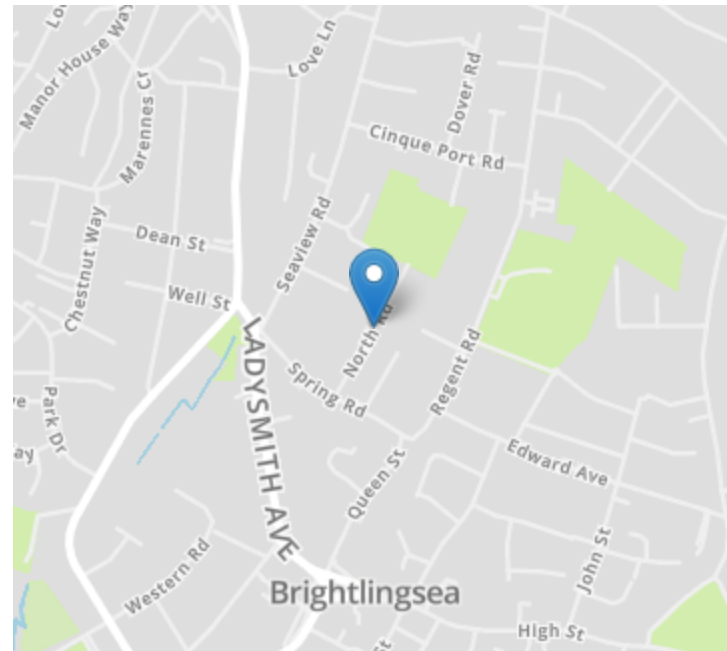
GROUND FLOOR
APPROX. FLOOR AREA 456 SQ.FT. (42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.