



- Three Bedrooms
- Semi Detached House
- Two Reception Room
- Integral Garage
- First Floor Bathroom
- Off Road Parking
- Walking Distance Of Public Transport
- Gas Central Heating & Double Glazing

80 Campernell Close, Brightlingsea, Colchester, Essex. CO7 0TA.

Offered for sale is this three bedroom family home positioned in a quiet and convenient position within walking distance to The Colne Community School & College and within close proximity to Brightlingsea Town & Waterfront. Highlights of this home include three bedrooms, dining room, lounge, integral garage, off road parking, low maintenance west facing garden with direct access to footpath. Viewings highly advised.



Property Details.

Ground Floor

Entrance Hall

UPVC front door, inner hall door leading to:

Dining Room



11' 7" x 9' 2" (3.53m x 2.79m) Double glazed window to front, radiator.

Lounge

16' 01" x 14' 09" (4.90m x 4.50m) Double glazed window to rear, UPVC side door, radiator, stairs to first floor.

Kitchen



11' 01" x 5' 08" (3.38m x 1.73m) Double glazed window to rear, arch opening onto dining room, fitted kitchen including a range of wall and base units, tiled splash back, laminate worktop, inset sink with right hand drainer, induction hob, oven, over head extractor fan, space for washing machine, fridge/freezer.

First Floor

Landing

Loft access, airing cupboards, doors leading to:

Bedroom



11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to rear, radiator.

Property Details.

Bedroom



11' 10" x 10' 8" (3.61m x 3.25m) Double glazed window to front, radiator.

Bedroom



7' 5" x 6' 11" (2.26m x 2.11m) Double glazed window to front, radiator.

Family Bathroom



6' 08" x 6' 4" (2.03m x 1.93m) Double glazed obscure window to rear, radiator, part tiled walls, wall mounted extractor fan, panelled bath with over head shower, low level WC and wash hand basin.

Outside

Off Road Parking & Integral Garage

Off road parking to the front of the property. Integral garage currently being used for storage/an additional room.

Rear Garden



A well maintained rear garden.

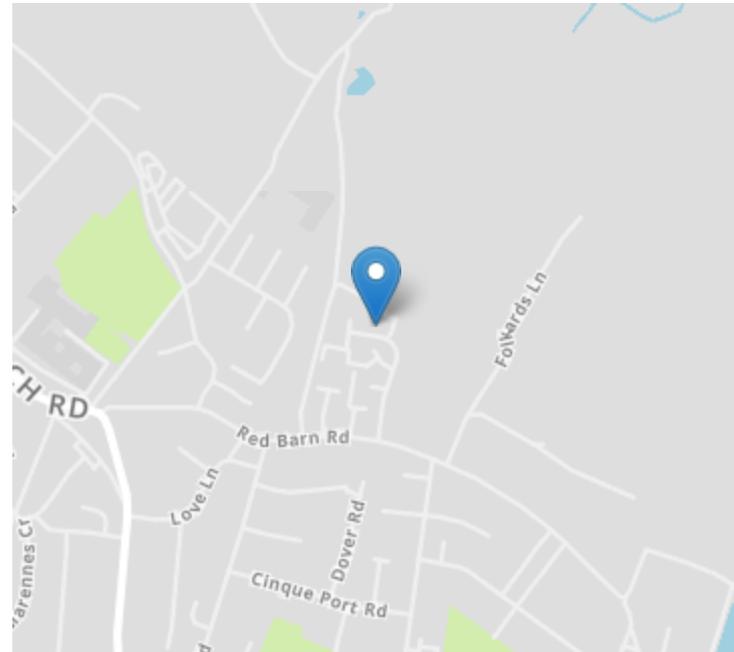
Property Details.

Floorplans



These floorplans have been drawn to ensure the accuracy of the floorplan contained herein, measurements of these buildings, rooms and any other details are approximate and for reference only. The floorplans are not intended to be used as a guide to 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.

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.