



- Chain Free Sale
- Detached Home
- Three Double Bedrooms
- Kitchen/Diner
- Garage and driveway
- Generous Garden

### 40 Upper Park Road, Brightlingsea, Colchester, Essex. CO7 0JG.

A wonderful opportunity to own this established detached family home in this sought after position within the waterside town of Brightlingsea. sitting in a good plot and being within easy reach of all the local amenities including shops, schools, bus stops and the waterfront this property offers excellent potential for a family to put there own stamp on. On the first floor there are three double bedrooms and bathroom, downstairs there is a generous lounge, kitchen/diner, WC/Laundry room and entrance hall. Outside there is a generous garden, garage and parking. Chain Free.





# Property Details.

## Ground Floor

### Entrance Hall

Stairs rising to first floor with storage under, radiator and doors to.

### Laundry Room / WC

Window to side, low level WC, wash hand basin, floor mounted boiler, space and plumbing for washing machine and tumble dryer.

### Kitchen/Diner



15' 1" x 11' 2" (4.60m x 3.40m) Window to front, door to side, tiled floor, radiator, fitted seating, a range of fitted units and drawers with worktops over, inset sink and drainer, fitted oven, gas hob, extractor, integrated dishwasher, integrated fridge, matching eye level units, tiled splashbacks.

### Living Room



17' 7" x 14' 7" (5.36m x 4.45m) Window to rear, radiator, TV point, ornate mouldings to walls and ceiling, fireplace with wood mantel, serving hatch to kitchen.

## First Floor

### Landing

Window to side, loft access, airing cupboard, storage cupboard and doors to.

### Bedroom



15' 1" x 11' 3" (4.60m x 3.43m) Window to front, radiator, fitted wardrobes.

### Bedroom



14' 7" x 9' 4" (4.45m x 2.84m) Window to rear, radiator, fitted bedroom furniture.

# Property Details.

## Bedroom



9' 6" x 8' 0" (2.90m x 2.44m) Window to rear, radiator.

## Bathroom



Obscure window to front, panel bath with screen and shower attachment, enclosed cistern WC, pedestal wash hand basin, tiled walls, radiator.

## Outside

### Rear Garden



A generous and mature garden mainly laid to lawn, with various trees, shrubs and plants enclosed by walling and fencing.

### Garage and Parking

Option for off road parking to the front of the property subject to removing dwarf brick wall, shared access to the left hand side with neighbouring property (42) additional off road parking in front of garage for small vehicle. Private side access to the right hand side of the property.

We are informed the garage has asbestos in the roof covering and would recommend any prospective purchaser makes there own enquiries on how to proceed with removal and replacement if required.

### Front Garden

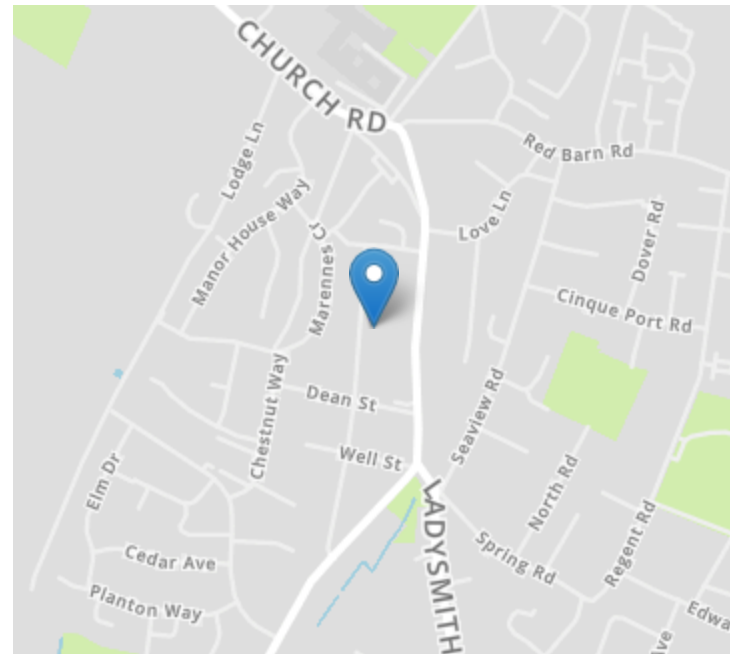
Retained by dwarf wall with various shrubs and plants, lawn area and path to front door.

# 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.