# michaels property consultants

## **Guide Price** £300,000



- **Detached Character House**
- Three Bedrooms
- First Floor Bathroom
- Utility & Cloakroom
- **Two Reception Rooms**
- **Open Fireplace**
- Rear Garden
- Gas Central Heating
- Walking Distance To Town Centre

#### 31 Nelson Street, Brightlingsea, Colchester, Essex. CO7 0DZ.

A charming three bedroom detached house beautifully presented throughout by the current owners. Offering original character features throughout. Highlights include two reception rooms, kitchen with solid oak work surfaces, two reception rooms, ground floor WC, three bedrooms, family bathroom and rear garden. Ideally positioned within walking distance to Brightlingsea infants & Junior School, Town Centre and The Popular Waterside Marina. Call the sales team to arrange your viewing appointment

01206 820999 🌙





## Property Details.

#### Ground floor

#### Lounge



12' 8" x 11' 9" (3.86m x 3.58m) Sash window to front, marble fireplace with open fire.

#### Hallway

Stairs raising to first floor, doors leading to:

#### Dining Room



12' 10" x 12' 0" (3.91m x 3.66m) Two wall lights, under stairs storage, slate hearth , space for electric log burner, wood mantle surround, sash window to rear, space for dinning furniture.

#### **Kitchen**



12' 2" x 8' 3" (3.71m x 2.51m) Window to side, tiled floor, radiator, fitted gloss kitchen with solid oak work surfaces, stainless steel sink with drainer space for range style cooker, dish washer and under counter fridge/freezer.

#### **Utility Room**

7' 6" x 4' 7" (2.29m x 1.40m) radiator, window to rear, work surface, space for washing machine.

#### WC

4' 9" x 2' 5" (1.45m x 0.74m) tiled floor, window to side, low level WC.

#### First Floor

#### Landing

15' 9" x 4' 7" (4.80m x 1.40m) Window to side, doors leading to:

#### **Bedroom One**



11' 11" x 10' 04" (3.63m x 3.15m) Sash window to front, radiator, space for double bed and furniture, wood mantle, radiator, fitted wardrobes.

## Property Details.

#### **Bedroom Two**



10' 06" x 8' 3" (3.20m x 2.51m) radiator, window to rear, space for bedroom furniture.

#### **Bedroom Three**



10' 02" x 7' 7" (3.10m x 2.31m) sash window to rear, radiator, fitted wardrobes, space for bedroom furniture.

#### Family Bathroom



11' 0" x 5' 0" (3.35m x 1.52m) Sash window to rear, radiator, towel rail, part tiled walls and floor, panelled path, low level WC, wash hand pedestal basin.

#### Outside

#### **Rear Garden**



Enclosed private rear garden with two patios, decking area and the remainder laid to artificial grass, enclosed by privacy fencing, side access leading to the front aspect of the property.

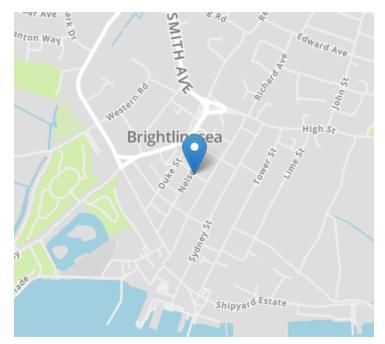
## Property Details.

#### Floorplans



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#### 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.



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