



- Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Enclosed Private Rear Garden
- Gas Central Heating & Double Glazing
- Walking Distance To Waterfront
- Walking Distance To Public Transport

### 69 Sydney Street, Brightlingsea, Colchester, Essex. CO7 0BE.

A charming two bedroom terraced house located within walking distance to Brightlingsea's town centre, local shops, restaurants, marina and beachfront. Offering two double bedrooms, two reception rooms, modern kitchen/bathroom and a generous rear garden. This property would make an ideal first time purchase or investment. Call us now to view.





# Property Details.

## Ground Floor

### Living Room



10' 6" x 9' 11" (3.20m x 3.02m) UPVC front door, window to front, radiator.

### Inner Hall

With stairs rising to first floor, door to dining room.

### Dining Room



10' 6" x 8' 8" (3.20m x 2.64m) With window to rear, radiator, built in cupboard under stairs, open to kitchen.

### Kitchen



12' 2" x 5' 7" (3.71m x 1.70m) UPVC window and door to side, fitted kitchen including range of matching eye level and base units with laminate worktops over, inset one and a half sink and drainer, built in electric oven and gas hob with extractor over, space for fridge/freezer and dishwasher, spotlights, radiator, door to inner lobby.

### Inner Lobby

With space and plumbing for washing machine, door to bathroom.

## First Floor

### Landing

Loft access, doors to:

# Property Details.

## Bedroom One



10' 8" x 10' 1" (3.25m x 3.07m) With window to front, radiator, built in wardrobe.

## Bedroom Two



10' 6" x 8' 8" (3.20m x 2.64m) With window to rear, radiator, built in cupboard.

## Outside

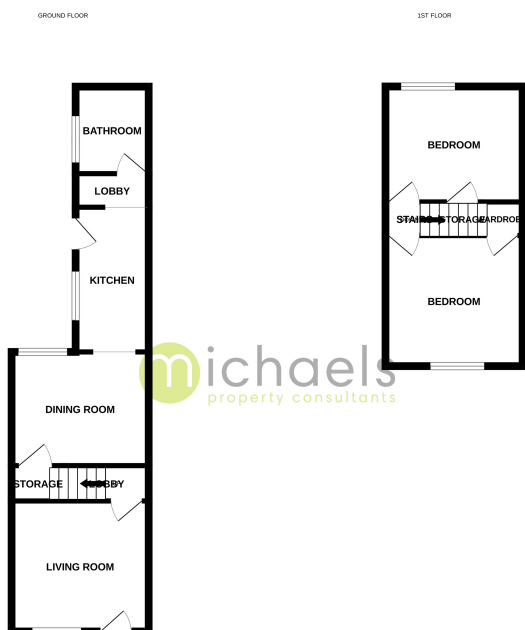
### Rear Garden



A generous rear garden enclosed by fencing, decking and patio area with the remainder laid to lawn.

# Property Details.

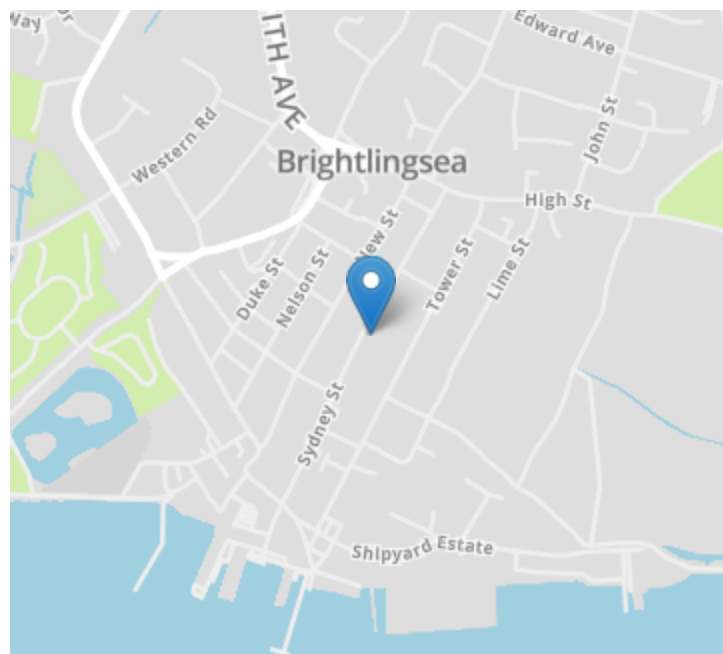
## Floorplans



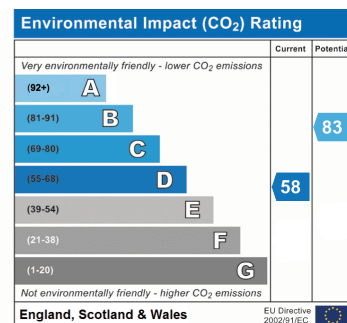
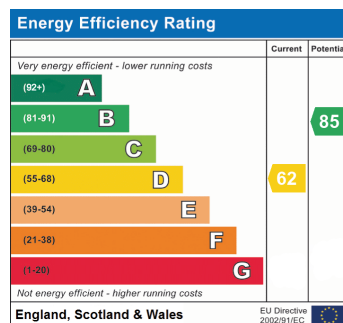
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other details are approximate and not necessarily to scale for any errors, omissions or any other reasons. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. This plan, together with any other plans, does not constitute an offer of any guarantee as to the accuracy or efficiency of the plan.

## 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.

