



- Beautiful Garden
- Extended
- Garage And Parking
- Semi Detached
- Cul De sac Position
- Ground Floor Cloakroom

**22 Dover Road, Brightlingsea,  
Colchester, Essex. CO7 0PU.**

A wonderful established semi detached home in this Cul-De-Sac position in the popular waterside Town of Brightlingsea. With extended accommodation to include two first floor bedrooms and bathroom, ground floor cloakroom, entrance hall, kitchen open to utility area, lounge/diner open to snug leading to a beautiful rear garden, garage and off road parking. Call to view.



# Property Details.

## Ground Floor

### Porch

With glazed windows and door to.

### Entrance Hall

With stairs to first floor and doors to.

### Ground Floor Cloakroom

Window to side, radiator, low level WC.

### Lounge/Diner/Snug



33' 4" x 12' 0" (10.16m x 3.66m) reducing to 7'11" into snug. Window to front, patio doors to rear, opening to utility, two radiators, electric fireplace, TV point.

## Kitchen/Utility Area



18' 10" x 10' 5" (5.74m x 3.17m) Windows to rear and side, glazed door to garden, a range of fitted units and drawers with worktops over, inset sink, space for range cooker, wall mounted gas fired boiler, extractor, spaces and plumbing for appliances.

## First Floor

### Landing

Window to side and doors to.

### Bedroom



15' 3" x 9' 8" (4.65m x 2.95m) Two windows to front, radiator, eaves storage.

# Property Details.

## Bedroom



10' 6" x 9' 1" (3.20m x 2.77m) Window to rear, radiator.

## Bathroom



Obscure window to rear, panel bath with shower over, close coupled WC, vanity wash hand basin, tiled walls.

## Outside

### Garage

Power and light connected, up and over door to front, door to garden.

## Rear Garden



All enclosed by panel fencing, mainly laid to lawn, patio area, garden shed, greenhouse, small ornate ponds.

### Parking

Driveway is block paved and leads to garage.

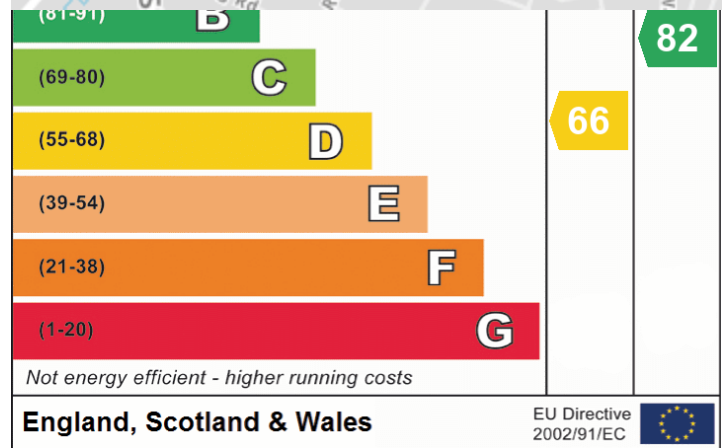
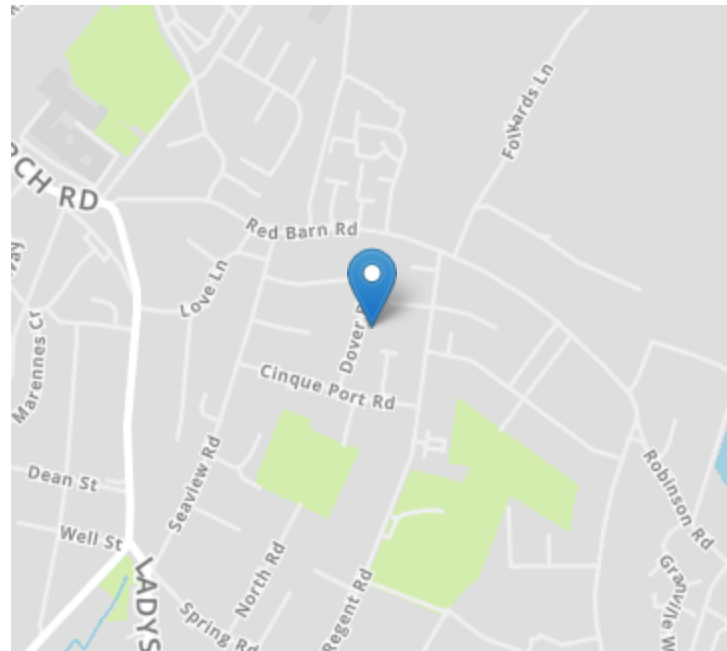
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 991 sq ft (92.0 sq m) approx.  
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, masses and other data are given by way of indication only and should be used as a guide only. The purchaser is advised to obtain a professional valuation of the property and to verify the accuracy of the figures given.

## 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.