



- Two Bedroom Terraced House
- Open Plan Living Accommodation
- First Floor Bathroom
- Shared Garage
- Private Rear Garden
- No Onward Chain
- Walking Distance To Public Transport
- Gas Central Heating

**10 Sydney Street, Brightlingsea,
Colchester, Essex. CO7 0BG.**

Offered for sale with no onward chain this terrace property is an ideal first time buy or investment opportunity. Including two bedrooms and bathroom to the first floor, open plan living/dining room and kitchen with breakfast bar utilising the space to the property's full potential. The outside consists of a well-maintained rear garden with large shed to the rear and the front includes a shared garage which currently is used by the owner as a utility area. Positioned within walking distance to The Waterside Marina, local amenities. Viewing highly advised to appreciate what this property has to offer.



Property Details.

Ground Floor

Kitchen



12' 06" x 9' 11" (3.81m x 3.02m) UPVC stable front door opening into the kitchen, double glazed window to front, radiator, tiled floor, range of base and wall units and breakfast bar, laminate work surfaces, integrated stainless steel sink 1 and half bowl with right hand drainer, dish washer, over head extractor fan, wall mounted boiler space for fridge/freezer and electric cooker.

Living Room



12' 02" x 9' 10" (3.71m x 3.00m) Stairs to first floor, under stairs storage also housing meters and fuse box, space for furniture.

Dining Room

8' 10" x 7' 10" (2.69m x 2.39m) Window to rear and French doors opening onto the rear garden, radiator.

First Floor

Landing

6' 03" x 7' 1" (1.91m x 2.16m) Stairs to ground floor, access to loft hatch, the loft is insulated, doors to:

Bedroom One



14' 06" x 12' 06" (4.42m x 3.81m) Double glazed window to front, radiator, fitted wardrobes, space for double bed and furniture.

Property Details.

Bedroom Two



9' 01" x 7' 1" (2.77m x 2.16m) Double glazed window to rear and UPVC door opening onto flat roof, built in wardrobe, space for double bed.

Family Bathroom



6' 01" x 5' 10" (1.85m x 1.78m) Double glazed obscured window to rear, radiator, inset spot lights, tiled walls, part tiled walls and feature wall, free standing bath, low level WC, wall mounted wash hand basin.

Outside

Garage

Shared garage with the neighbouring property number 12, up & over door to front and rear also used as side access through to the rear garden. The current owner uses their share of the garage as a utility.

Rear Garden

A well maintained rear garden low maintenance garden, a paved patio with the remainder of the garden laid to artificial grass, outbuilding to the rear garden, retained by fence boundary and side gate.

