



**Middleton Mews, Brightlingsea, COLCHESTER, CO7 0FU**

**welcome to**

**Middleton Mews, Brightlingsea, COLCHESTER**

Offered with NO ONWARD CHAIN, this modern three bedroom linked house is situated in the popular seaside town of Brightlingsea, which offers amenities and facilities such as independent shops, restaurants, pubs, schools, recreation ground and community Lido with outdoor pool.



**This well presented semi detached house offers excellent access to amenities, schools, transport links and the city centre.**

**The ground floor benefits from lounge with feature fireplace, separate dining room with feature fireplace, modern kitchen and bathroom.**

**The first floor offers good size master bedroom, two further bedrooms with one benefiting from a dressing room, and cloakroom.**

**Externally there is an enclosed rear garden and on street parking.**

#### **Entrance Door To:**

#### **Entrance Hall**

Wood effect flooring, stairs to first floor, radiator.

#### **Cloakroom**

Low level w.c., wash hand basin, radiator, upvc double glazed window to side.

#### **Lounge**

15' 3" x 11' ( 4.65m x 3.35m )

Upvc double glazed window to front, radiator, wood effect flooring.

#### **Kitchen**

17' 7" x 9' 2" ( 5.36m x 2.79m )

Upvc double glazed window and double doors to rear, range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, inset four ring gas hob with extractor over, built-in cooker, integrated dishwasher, space for fridge/freezer, tiled floor.

### **First Floor Accommodation**

#### **Landing**

Loft access, carpet.

#### **Bedroom One**

13' x 10' 10" ( 3.96m x 3.30m )

Upvc double glazed window to front, radiator, carpet, built-in wardrobe.

#### **En Suite**

Walk-in shower, low level w.c., wash hand basin, laminate flooring.

#### **Bedroom Two**

18' 6" x 9' 10" ( 5.64m x 3.00m )

Upvc double glazed windows to front and rear, radiator, carpet, sloping ceilings.

#### **Bedroom Three**

10' 10" x 7' 2" ( 3.30m x 2.18m )

Upvc double glazed window to rear, radiator, carpet.

#### **Bathroom**

Panel enclosed bath with shower over, wash hand basin, low level w.c., tiled walls, radiator, laminate flooring, upvc double glazed window to rear.

#### **Outside**

To the front of the property there is a driveway giving access to covered parking area and garage.

The rear garden is well maintained being laid to patio and lawn with raised beds, all enclosed by panel fencing. The garden provides a lovely space or relaxing and outside dining. Side door to garage.

#### **Agents Note**

There are service charge fees associated with this property. The vendor has informed us that the annual service charge is around £256.53.



**view this property online** [williamhbrown.co.uk/Property/CCS120573](http://williamhbrown.co.uk/Property/CCS120573)



welcome to

## Middleton Mews, Brightlingsea COLCHESTER

- NO ONWARD CHAIN
- Modern Linked House In Seaside Town
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Covered Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in excess of

**£375,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online [williamhbrown.co.uk/Property/CCS120573](https://www.williamhbrown.co.uk/Property/CCS120573)



Property Ref:  
CCS120573 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1  
1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)