

oakheart

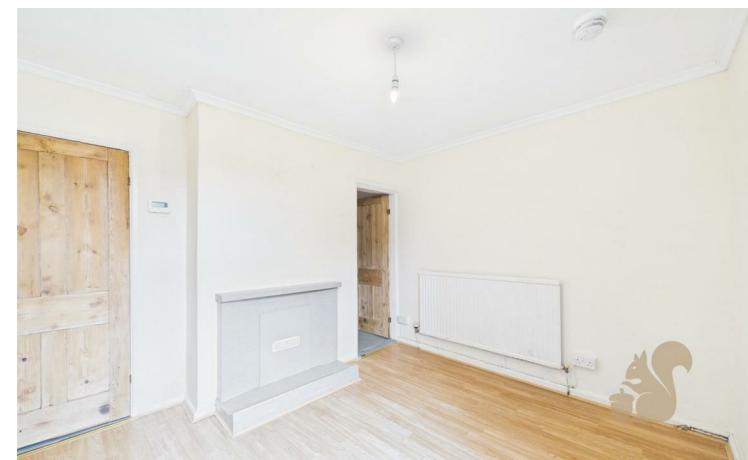


£200,000

Offers In Excess Of
Station Road, Brightlinsea

Offered with no onward chain is this appealing three-bedroom end of terrace home ideally located in Brightlingsea, Colchester. This property spans two floors, featuring a welcoming living room, separate dining room, kitchen, and ground floor bathroom. Upstairs provides three comfortable bedrooms and useful additional hallway space, creating flexibility for family life or home working.

Set in a popular residential area, the property is well-positioned for access to local schools, shops, and the attractive Brightlingsea waterfront. Offering generous accommodation and scope to personalise, it is presented with no onward chain to facilitate a straightforward purchase.











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Ground Floor

Bathroom: 2.06 x 2.16 m
0'9" x 7'1"

Kitchen: 2.94 x 2.99 m
9'7"4" x 9'9"

Hallway: 0.83 x 0.79 m
2'8" x 2'3"

Dining room: 3.26 x 2.64 m
10'8" x 8'7"

Living room: 3.52 x 3.40 m
11'6" x 11'1"

Alleyway: 0.97 x 7.13 m
3'2" x 23'4"

Approximate total area⁽¹⁾
74 m²
795 ft²

Reduced headroom
0.9 m²
10 ft²



Floor 1

Bedroom: 1.89 x 2.99 m
6'2" x 9'9"

Bedroom: 3.00 x 2.65 m
9'10" x 8'8"

Hallway

Landing: 0.75 x 0.72 m
2'5" x 2'4"

Bedroom: 3.66 x 2.96 m
12'0" x 9'8"

Bathroom: 2.07 x 1.51 m
6'9" x 4'11"

⁽¹⁾ Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

