

Beresfords | Est 1968



Beresfords

Offers in excess of £290,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC C | Ref COS250240

Upper Park Road Brightlingsea CO7 0JP

Three-bedroom semi-detached family home in a sought-after Brightlingsea location. Offering two doubles and a single bedroom, open lounge/diner, fitted kitchen, downstairs WC, garden, extended garage and off-road parking for 2+ cars. Huge potential.

- Semi-Detached House
- Three Bedrooms
- Open Plan Lounge/Diner
- Ground Floor Cloakroom
- Off Road Parking
- Extended Garage
- Rear Garden with Paved Patio Area
- Close to Local Amenities



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:

Entrance Hall 15'6" x 3'7" (4.72m x 1.1m)

Cloakroom

Open Plan Lounge/Diner 25' x 12'8" (7.62m x 3.86m)

Dining Area 9'6" x 8'9" (2.9m x 2.67m)

Kitchen 10'3" x 8'9" (3.12m x 2.67m)

First Floor Landing

Bedroom 1 12'9" x 10'2" (3.89m x 3.1m)

Bedroom 2 11'4" x 11'1" (3.45m x 3.38m)

Bedroom 3 7'8" x 7'8" (2.34m x 2.34m)

Bathroom 6'7" x 5'4" (2m x 1.63m)

Externally:

Garage 27' x 8'9" (8.23m x 2.67m)

Garage Extension 9' x 13'3" (2.74m x 4.04m)

GROUND FLOOR

1ST FLOOR



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