

**Upper Park Road
Brightlingsea
CO7 0JG
£395,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **DETACHED FAMILY HOME**
- **NO CHAIN**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **CONSERVATORY**

- **THREE BEDROOMS**
- **GARAGE AND OFF STREET PARKING**
- **CUL-DE-SAC LOCATION**
- **IN NEED OF UPDATING**
- **CLOSE TO AMENITIES, SCHOOLS AND WATERFRONT**

**** DETACHED FAMILY HOME WAITING TO BE MODERNISED ****

We are delighted to offer for sale this detached, three bedroom house which, after modernisation, will be ideal for families and couples alike. This home is located at the quiet end of a cul-de-sac, yet still within walking distance to the town centre and schools, offering a perfect balance of tranquillity and convenience.

There are two reception rooms, providing ample space for relaxation and entertainment. The kitchen is a delightful feature of the house, ready to be transformed into the heart of your home. To the first floor you will find three bedrooms, two of which are spacious doubles and one is a comfortable single, perfectly catering to your sleeping arrangements, as well as a family bathroom.

One of the key features of this property is the provision of off-road parking, a valuable commodity in any location. In addition, there is also a garage, providing further parking or storage options. With no onward chain, this property offers a wealth of potential, with its generous living space, convenient location, and the opportunity to personalise to your own taste.

Whether you're a family seeking a new home or a couple looking for a project, this property is well worth considering.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed uPVC door to front, carpet flooring, inset spot lights, radiator. Two storage cupboards, stairs to first flooring landing.

LOUNGE

17' 4" x 11' 0" (5.28m x 3.35m)

Window to front, carpet flooring, centre light, radiator.

KITCHEN

12' 6" x 7' 3" (3.81m x 2.21m)

Window to rear, door to side, tiled flooring, centre light. Range of wall and base units, stainless steel sink/drainer, space for gas cooker, washing machine, dishwasher, fridge/freezer.

DINING ROOM

8' 4" x 8' 2" (2.54m x 2.49m)

Patio doors to conservatory, carpet flooring, centre light, radiator.

CONSERVATORY

12' 1" x 8' 4" (3.68m x 2.54m)

Windows to side and rear, doors to side and rear, laminate flooring.

CLOAKROOM

Window to side, low level WC and wash hand basin.

FIRST FLOOR LANDING

Window to side, carpet flooring, centre light. Walk-in shower cubicle.



BEDROOM ONE

13' 3" x 11' 1" (4.04m x 3.38m)

Window to front, carpet flooring, centre light, radiator.

BEDROOM TWO

10' 11" x 8' 2" (3.32m x 2.49m)

Window to rear, carpet flooring, centre light, radiator.

BEDROOM THREE

9' 10" x 7' 5" (2.99m x 2.26m)

Window to front, carpet flooring, centre light, radiator.

FAMILY BATHROOM

7' 3" x 6' 10" (2.21m x 2.08m)

Obscured window to rear, vinyl flooring, centre light, radiator. Panelled bath, low level WC and pedestal wash hand basin, partially tiled walls.

EXTERIOR

FRONT

Off road parking, garage with power, tiered front garden laid to lawn with mature shrubs.

REAR

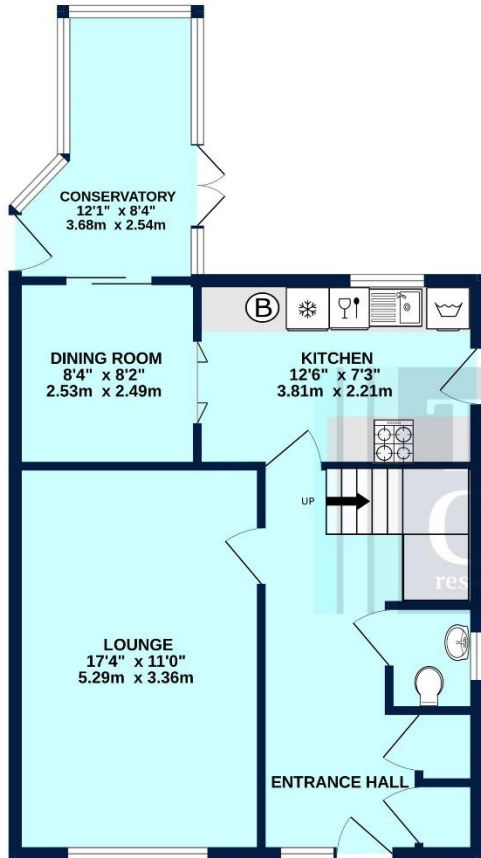
Multi tiered patio area, raised flower beds with mature shrubs, laid to lawn, garden shed, fenced borders.



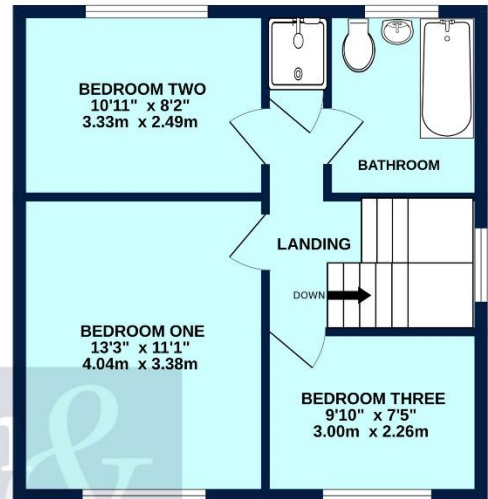




GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



UPPER PARK ROAD

TOTAL FLOOR AREA: 1060 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

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