

**Richard Avenue, ,
CO7 0LX**

Monthly Rental Of £1,200.00



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- DETACHED BUNGALOW
- RECENTLY DECORATED
- NEW FLOORING THROUGHOUT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- GOOD SIZED KITCHEN
- FAMILY BATHROOM
- MATURE REAR GARDEN
- OFF ROAD PARKING & GARAGE
- MINUTES WALK TO TOWN CENTRE

**** TWO BEDROOM DETACHED BUNGALOW CLOSE TO TOWN CENTRE ****

This bungalow had been recently decorated with new carpets and flooring fitted. There is a spacious lounge, two double bedrooms, family bathroom and spacious kitchen. To the front you have off road parking as well as a garage with an electric door. At the rear there is a mature garden laid to lawn with shrubs as well as a patio area and garden shed.

**** AVAILABLE IMMEDIATELY ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed front door, window to front, new vinyl flooring, centre light, radiator, storage cupboard

LOUNGE

12' 0" x 13' 8" (3.65m x 4.16m)

Window to front, brand new carpet, centre light, radiator, feature fire place

KITCHEN

10' 4" x 11' 11" (3.15m x 3.63m)

Window to rear, door to side, new vinyl flooring, centre light, radiator, range of base units, electric cooker/oven, stainless steel sink/drainer, space for washing machine, dishwasher, fridge/freezer, three storage cupboards, larder, loft access

BEDROOM ONE

11' 11" x 13' 8" (3.63m x 4.16m)

Window to front, brand new carpet, centre light, radiator

BEDROOM TWO

12' 1" x 11' 0" (3.68m x 3.35m)

Patio doors to rear, brand new carpet, centre light, radiator

FAMILY BATHROOM

Obscured window to rear, tiled flooring, centre light, panelled bath with electric shower over, low level WC, pedestal wash hand basin, partially tiled walls, heated towel rail



OUTSIDE

FRONT Walled front garden with mature shrubs and laid to lawn, off road parking, single garage with electric garage door and with light and power, access to rear garden

REAR Laid to lawn, small pond, mature trees and shrubs, garden shed, access to road

AGENTS NOTE

The property has solar panels which supplement the electricity supply during the correct conditions