

**Campernell Close, Brightlingsea
CO7 0TA
£270,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **THREE BEDROOM FAMILY HOME**
- **TWO DOUBLE BEDROOMS WITH AIR-CONDITIONING**
- **LOUNGE**
- **OPEN PLAN KITCHEN/DINER**
- **GOOD SIZED REAR GARDEN**
- **NEW GAS COMBINATION BOILER**
- **OFF ROAD PARKING FOR TWO VEHICLES**
- **GARAGE**
- **CLOSE TO SCHOOLS AND SHOPS**
- **GREAT TRANSPORT LINKS**

**** THREE BEDROOM FAMILY HOME ****

We are delighted to introduce for sale this well-appointed semi-detached property, ideally located with excellent public transport links, close proximity to local schools and just a short walk to the town centre.

This property would be perfectly suited for families or couples seeking space and comfort. To the ground floor you will find the lounge, a spacious kitchen/diner which opens onto the garden which is perfect for hosting dinner parties or enjoying a family meal. In addition, there is a cloakroom for convenience.

Upstairs on the first floor there are three tastefully presented bedrooms - two spacious doubles, both with Air-conditioning and built in wardrobes and a generous single. The family bathroom completes the upstairs. Outside to the front there is off road parking for two vehicles as well as a garage. To the rear you will find a patio as well as decking area, raised lawn and borders with flowers and shrubs, a garden shed and a hot tub.

A SPACIOUS FAMILY HOME IN AN IDEAL LOCATION

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

4' 8" x 3' 8" (1.42m x 1.12m)

uPVC partially glazed front door, laminate flooring, inset spot lights, two cupboards housing meters.

LOUNGE

15' 2" x 9' 8" (4.62m x 2.94m)

Window to front, carpet flooring, centre light, radiator, alcove, media wall.

KITCHEN

15' 3" x 9' 1" (4.64m x 2.77m)

Laminate flooring, inset spot lights, radiator. Range of country style wall and base units with contrasting black worktop, 1½ bowl stainless steel sink, gas eight ring range cooker with extractor over, space for dishwasher and fridge/freezer, open plan to dining room.

DINING ROOM

13' 4" x 7' 9" (4.06m x 2.36m)

Open plan to kitchen, patio doors to rear garden leading to patio area, laminate flooring, roof light, inset spot lights, radiator. Built in cupboards and space for washing machine.

CLOAKROOM

4' 2" x 2' 8" (1.27m x 0.81m)

Obscured window to rear, tiled flooring, low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls.



FIRST FLOOR LANDING

Centre light, carpet flooring, radiator, loft access hatch.

BEDROOM ONE

9' 5" x 9' 2" (2.87m x 2.79m)

Window to rear, laminate flooring, centre light, radiator, air-conditioning unit, fitted mirror wardrobes.

BEDROOM TWO

9' 11" x 8' 7" (3.02m x 2.61m)

Window to front, carpet, centre light, radiator, air-conditioning unit, fitted cupboard.

BEDROOM THREE

7' 1" x 6' 7" (2.16m x 2.01m)

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

FAMILY BATHROOM

5' 10" x 5' 5" (1.78m x 1.65m)

Obscured window to rear, laminate flooring, centre light. Panelled bath with shower over, combination vanity unit, fully tiled walls, heated towel rail.

EXTERIOR

FRONT

Off road parking for two vehicles, garage with power and light, access to rear garden.

REAR

Decking and patio areas, raised lawn and flower beds with shrubs and flowers, garden shed, hot tub.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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