

**Dover Road, Brightlingsea  
CO7 0PU  
Offers in the Region Of £360,000  
Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**



- SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- ADDITIONAL HOME OFFICE/STUDY/NURSERY
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE LOUNGE
- FAMILY BATHROOM
- DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & GARAGE
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE & SCHOOLS

**\*\* GENEROUS ACCOMMODATION \*\***

This well presented, extended semi-detached home is situated in a quiet cul-de-sac within walking distance of the Town Centre, Colne Community School & College as well as local amenities and within easy reach of the waterfront.

To the ground floor this light and spacious extended property offers a large open plan kitchen/dining/family room, separate lounge and a shower room.

Upstairs you will find three double bedrooms with an En-suite to the principal bedroom, family bathroom and a study/nursery.

Outside to the rear there is a private garden with side access and private parking which is ideal for a caravan/boat/car. To the front there is off road parking and a garage which features power and light.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

uPVC partially glazed front door, tiled flooring, centre light, radiator, under stairs cupboard. Stairs to first flooring landing.

#### **KITCHEN**

18' 4" x 7' 3" (5.58m x 2.21m)

Door to rear, tiled flooring, two centre lights. Range of contemporary white wall and base units with contrasting wooden work top, stainless steel sink/drainage, space for electric cooker with extractor over, washing machine, dishwasher, fridge and freezer.

#### **DINING ROOM**

18' 4" x 10' 4" (5.58m x 3.15m)

Open plan to kitchen, two windows to rear, tiled flooring, two centre lights, two radiators.

#### **LOUNGE**

14' 0" x 11' 11" (4.26m x 3.63m)

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

#### **SHOWER ROOM**

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

Obscured window to front, tiled flooring, centre light. Quadrant shower cubicle, low level WC, pedestal wash hand basin, heated towel rail.



### **FIRST FLOOR LANDING**

Carpet flooring, centre light, radiator. Loft access hatch (loft is boarded with light).

### **PRINCIPAL BEDROOM**

16' 5" x 10' 8" (5.00m x 3.25m)

Window to front, carpet flooring, centre light, fitted wardrobes, eaves storage.

### **EN-SUITE**

6' 6" x 5' 9" (1.98m x 1.75m)

Obscured window to rear, tiled flooring, centre light. Shower cubicle, low level WC, vanity unit, heated towel rail, partially tiled walls.

### **BEDROOM TWO**

14' 8" x 9' 8" (4.47m x 2.94m)

Two windows to front, carpet flooring, centre light, radiator.

### **BEDROOM THREE**

10' 0" x 8' 11" (3.05m x 2.72m)

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

### **NURSERY/HOME OFFICE**

9' 8" x 4' 11" (2.94m x 1.50m)

Window to front, carpet flooring, centre light.

### **BATHROOM**

5' 8" x 5' 3" (1.73m x 1.60m)

Panelled bath with wall mounted shower over, low level WC and wash hand basin. Window to rear, vinyl flooring, centre light. Part tiled walls, heated towel rail, storage cupboard.

**EXTERIOR**

**FRONT**

Laid to lawn, off road parking for two vehicles.

Garage with power/light/electric roller shutter, double gates to rear.

**REAR**

Hard standing for parking a boat/caravan/car, laid to lawn, patio area, mature shrubs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



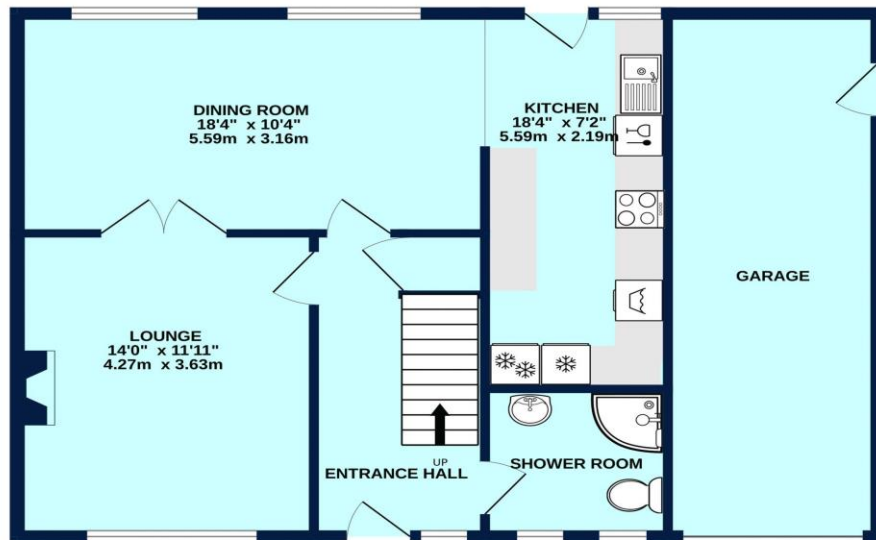




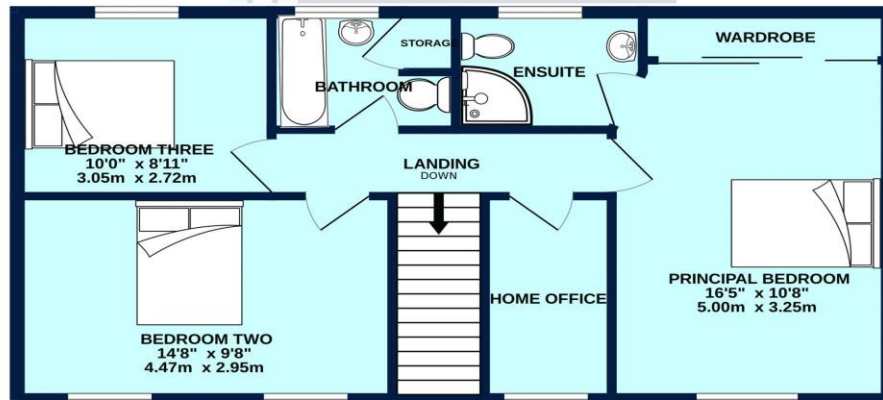




**GROUND FLOOR**  
832 sq.ft. (77.3 sq.m.) approx.



**1ST FLOOR**  
626 sq.ft. (58.2 sq.m.) approx.



DOVER ROAD

TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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.  
Made with Metropix ©2024

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

**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288**

**[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**