

**Chapel Road, Brightlingsea
CO7 0HB
£235,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOMS**
- **CHARMING SEMI-DETACHED HOUSE**
- **NO CHAIN**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN**
- **BATHROOM**
- **LOW MAINTENANCE GARDEN**
- **CENTRAL LOCATION**
- **CLOSE TO TOWN CENTRE**

**** OUTSTANDING PERIOD COTTAGE ****

The current owners have maintained this charming semi-detached house to a fabulous standard. The property is ideally located close to the town centre and within walking distance to the waterfront.

Throughout the property you will find exposed beams adding a touch of historical elegance. The ground floor features the lounge with its exposed brick wall housing the feature fireplace, the separate dining room also has a feature fireplace, the fitted galley style kitchen leads onto the family bathroom.

Up the spiral staircase to the first floor the three bedrooms sit, two are doubles with fitted wardrobes, the third is a small single which would be an ideal nursery. Externally, the property benefits from a low maintenance rear garden. This private outdoor space provides a peaceful sanctuary for relaxation or outdoor dining and is sure to be a hit during the warmer months. In conclusion, this beautifully presented semi-detached property seamlessly combines period charm with functional living spaces. With its close proximity to the town centre, it is ideally situated for accessing local amenities. This property presents a fantastic opportunity for families or couples seeking a characterful home in a convenient location.

NO ONWARD CHAIN

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The accommodation with approximate room sizes are as follows:

LOUNGE

13' 0" x 11' 7" (3.96m x 3.53m)

Partially glazed wooden door to front, window to front aspect, tiled flooring, wall mounted light, radiator. Exposed brick feature fireplace, exposed timbers and beams.

DINING ROOM

11' 4" x 9' 11" (3.45m x 3.02m)

Window to side, tile flooring, wall mounted lights, radiator. Exposed brick fireplace, exposed timbers and beams.

KITCHEN

10' 4" x 5' 3" (3.15m x 1.60m)

Window to side and door to rear aspect, tiled flooring, centre light. Range of wall and base units housing with worktop inset 1½ bowl composite sink/drainers, space for cooker, washing machine, fridge.

INNER HALL

Boiler cupboard.

FAMILY BATHROOM

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

Obscured window to side aspect, vinyl flooring, centre light. Panelled bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 7" x 11' 3" (3.53m x 3.43m)

Window to front aspect, carpet flooring, centre light, radiator. Fitted wardrobes, built in wardrobe.

BEDROOM TWO

7' 11" x 7' 3" (2.41m x 2.21m)

Window to rear aspect, carpet flooring, centre light, radiator, fitted wardrobes.

BEDROOM THREE

7' 10" x 5' 8" (2.39m x 1.73m)

Window to side aspect, carpet flooring, centre light.

EXTERIOR

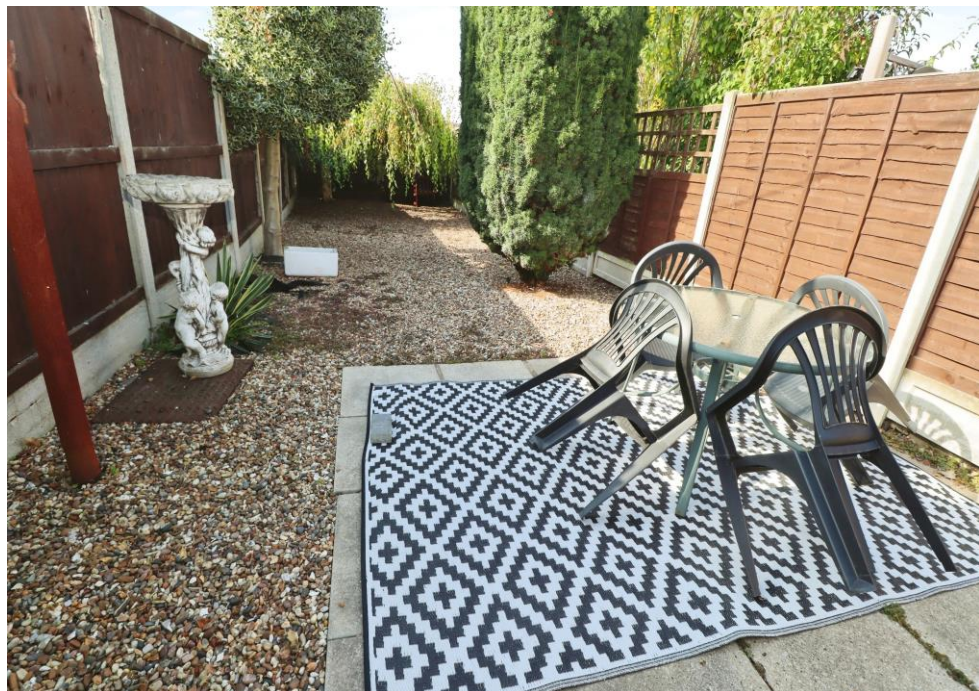
FRONT

Picket fence with stone path, side access to rear.

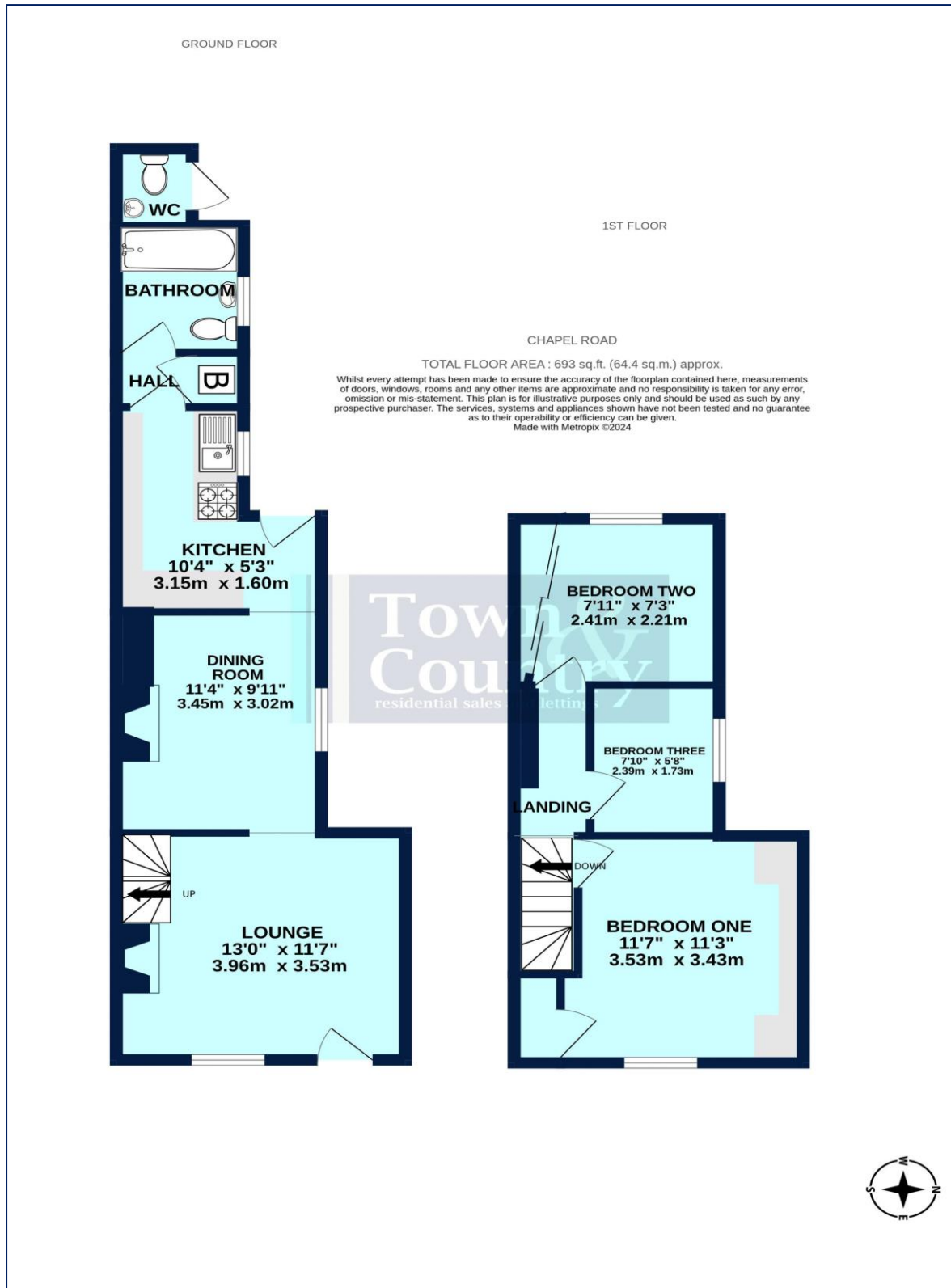
REAR

Fenced borders, low maintenance garden with mature trees, garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 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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