

**Chapel Road, Brightlingsea
CO7 0HB
£199,995 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- NO CHAIN
- LOUNGE
- FITTED KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- IDEAL FIRST TIME BUY OR INVESTMENT
- CENTRAL LOCATION

**** IDEAL STARTER HOME ****

This delightful two bedroom semi-detached cottage is located just off the popular Hurst Green area of Brightlingsea and situated within walking distance of the High Street and Waterfront.

The accommodation comprises of lounge, fitted kitchen, bathroom, two first floor bedrooms, gas central heating and double glazing to completes the property.

To the rear you will find an enclosed private rear garden with a patio area and side access.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

LOUNGE

11' 6" x 10' 6" (3.50m x 3.20m)

uPVC partially glazed front door, window to front aspect, laminate flooring, centre light, radiator, feature fireplace.

KITCHEN

9' 1" x 7' 10" (2.77m x 2.39m)

Window to side aspect, vinyl flooring, centre light, radiator. Range of wall and base units with worktop inset stainless steel sink/drainer, integrated electric oven, electric hob with extractor over, wall mounted gas boiler, space for washing machine and fridge/freezer.

LOBBY

Door leading to rear garden.

BATHROOM

8' 10" x 6' 0" (2.69m x 1.83m)

Two obscured windows to rear aspect, vinyl flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin, partially tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 6" x 10' 4" (3.20m x 3.15m)

Window to front aspect, carpet flooring, centre light, radiator, two double fitted wardrobes.

BEDROOM TWO

8' 9" x 7' 9" (2.66m x 2.36m)

Window to rear, carpet flooring, centre light, radiator, loft access hatch.

EXTERIOR

FRONT

Picket fence, side access to rear garden.

REAR

Laid to lawn, patio area, garden shed.

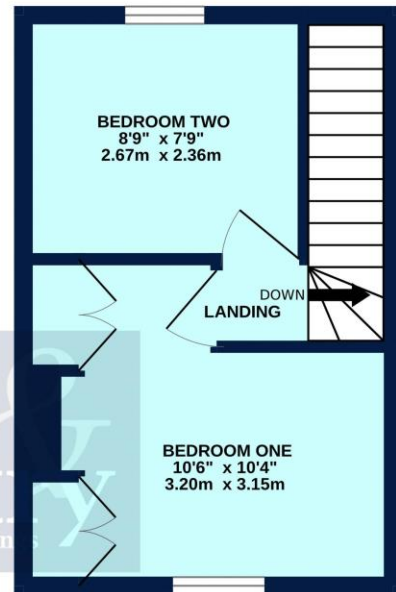
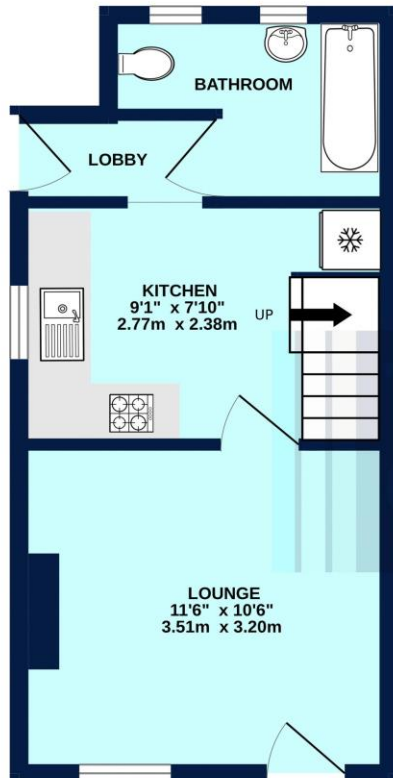




Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



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CHAPEL ROAD

TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

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