

**Greenhurst Road, Brightlingsea  
CO7 0EX  
£220,000 Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- SEMI-DETACHED BUNGALOW
- ONE BEDROOM
- ABSOLUTELY IMMACULATE THROUGHOUT
- LOUNGE
- FITTED KITCHEN
- CONSERVATORY
- BATHROOM
- LANDSCAPED FRONT AND REAR GARDENS
- OFF STREET PARKING
- CUL DE SAC LOCATION - NO CHAIN

**\*\* ONE BEDROOM SEMI-DETACHED BUNGALOW IN A QUIET CUL DE SAC LOCATION \*\***

This is a rare opportunity to purchase this immaculate one bedroom bungalow just a few minutes stroll to the Town Centre shops.

The property features lounge, double bedroom, fitted kitchen, conservatory and bathroom and is fully double glazed.

The outside of this property is as well maintained as the inside. The Landscaped front and rear gardens are easy maintenance and off street parking can be found to the to the rear

**\*\* READY TO JUST MOVE INTO WITH NO ONWARD CHAIN \*\***





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

8' 11" x 6' 9" (2.72m x 2.06m)

Entrance door, window to front aspect. Carpet flooring, centre light, electric heater.

#### **HALL**

7' 3" x 3' 7" (2.21m x 1.09m)

Carpet flooring, centre light, electric heater.

#### **LOUNGE**

13' 7" x 11' 4" (4.14m x 3.45m)

Window to rear aspect, Vinyl flooring, centre light, electric heater

#### **KITCHEN**

10' 0" x 8' 5" (3.05m x 2.56m)

Base and eye level units, worktop inset stainless steel sink and drainer unit. Space for cooker, fridge/freezer and washing machine. Breakfast bar, part tiled walls, vinyl flooring. Door to conservatory, window to rear aspect, electric heater.

#### **CONSERVATORY**

7' 2" x 6' 9" (2.18m x 2.06m)

Door leading to rear garden, windows to side and rear aspects. Carpet flooring, wall mounted lighting, electric heater.

#### **BEDROOM**

10' 10" x 10' 5" (3.30m x 3.17m)

Window to front aspect. Carpet, electric heater



**BATHROOM**

7' 3" x 5' 3" (2.21m x 1.60m)

Window to front and side aspects, centre light, electric heater. Panelled bath with shower over, low level WC and wash hand basin.

**EXTERIOR**

**FRONT**

Enclosed by fencing, landscaped front garden with path leading to entrance door. Access to rear via side gate.

**REAR**

Hard landscaped and low maintenance rear garden with shrub borders, shed.

Off street parking accessed from the rear.

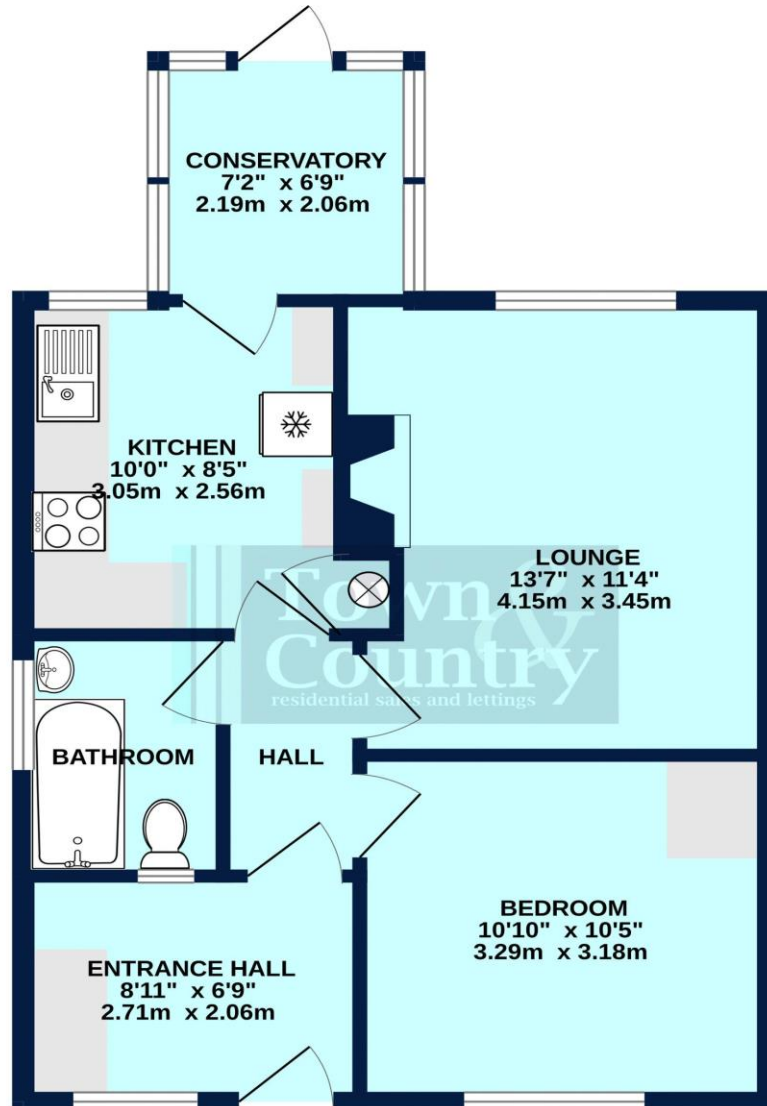






Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

514 sq.ft. (47.8 sq.m.) approx.



GREENHURST

TOTAL FLOOR AREA: 514 sq.ft. (47.8 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.  
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