

**Tower Street, Brightlingsea  
CO7 0AN  
£350,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- FULLY REFURBISHED THROUGHOUT
- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- GARAGE & PARKING
- BRAND NEW KITCHEN
- FAMILY BATHROOM
- ORIGINAL VICTORIAN FEATURES
- DOUBLE GLAZED SASH WINDOWS
- FANTASTIC GARDEN
- NO ONWARD CHAIN

**\*\* Fully Refurbished Throughout \*\***

This immaculate three bedroom detached house has been fully refurbished throughout including a brand new kitchen, brand new carpets and full decoration.

Inside the property you are greeted with Victorian style floor tiles in the entrance hall, lovingly restored by the Vendor. The lounge is adorned with a feature fireplace and a stunning Bay window, separate dining room adding a touch of elegance which leads through to an inner hall and "snug". The newly fitted kitchen sits in the extension with additional roof light to allow a light and airy feel.

The toilet and bathroom complete the ground floor.

The first floor features three double bedrooms with an En-suite toilet to the third. The garden has been lovingly maintained featuring a mixture of lawn, flower beds and patio.

The property also comes with its own exclusive parking space and a single garage, offering additional storage or parking option. Ideally located within walking distance to both the Town Centre and Waterfront.

**\*\* NO ONWARD CHAIN \*\***





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Partially glazed wooden entrance door, Victorian style floor tiles, centre light, radiator.

#### **LOUNGE**

11' 8" x 10' 10" (3.55m x 3.30m)

Double glazed Sash Bay window to front aspect, new carpet, wall mounted lights, radiator, feature fireplace.

#### **HALL**

Stairs to First Flooring Landing.

#### **DINING ROOM**

14' 7" x 11' 7" (4.44m x 3.53m)

Double glazed Sash window to rear aspect, new carpet, centre and wall mounted lights, radiator, feature fireplace, storage cupboard.

#### **INNER HALL**

Door to side, vinyl flooring, centre light, meter cupboard

#### **RECEPTION ROOM/SNUG**

9' 7" x 8' 10" (2.92m x 2.69m)

Double glazed Sash window to side aspect, vinyl flooring, centre light, radiator, feature fireplace, storage cupboard.



## **KITCHEN**

11' 2" x 8' 7" (3.40m x 2.61m)

Door to side, window to side aspect, vinyl flooring, inset spot lights, roof light, radiator. Range of contemporary wall and base units with integrated dishwasher, fridge, freezer, electric oven and hob with extractor over, stainless steel sink/drain.

## **LOBBY**

Doors to Bathroom and WC.

## **WC**

3' 10" x 2' 10" (1.17m x 0.86m)

Obscured window to side aspect, vinyl flooring, inset spot lights, low level WC, partially tiled walls.

## **FAMILY BATHROOM**

8' 11" x 7' 8" (2.72m x 2.34m)

Obscured window to side aspect, vinyl flooring, inset spot lights, radiator. Panelled bath and pedestal wash hand basin, fully tiled walls. Airing cupboard with fittings for washing machine.

### **FIRST FLOOR LANDING**

Window to side aspect. Doors to:

### **BEDROOM ONE**

14' 8" x 11' 8" (4.47m x 3.55m)

Two double glazed Sash windows to front aspect, new carpet, centre light, radiator, storage cupboard with loft access hatch.

### **BEDROOM TWO**

14' 7" x 11' 8" (4.44m x 3.55m)

Double glazed Sash window to rear aspect, new carpet, centre light, radiator.

### **BEDROOM THREE**

10' 6" x 9' 6" (3.20m x 2.89m)

Double glazed Sash window to side aspect, new carpet, centre light, radiator, storage cupboard housing the boiler.

### **EN-SUITE WC**

5' 8" x 4' 1" (1.73m x 1.24m)

Obscured window to rear aspect, carpet flooring, centre light, brand new low level WC and pedestal wash hand basin, loft access hatch.

### **EXTERIOR**

#### **FRONT**

Enclosed frontage with paved path leading to entrance door, side entrance to garden.

#### **REAR**

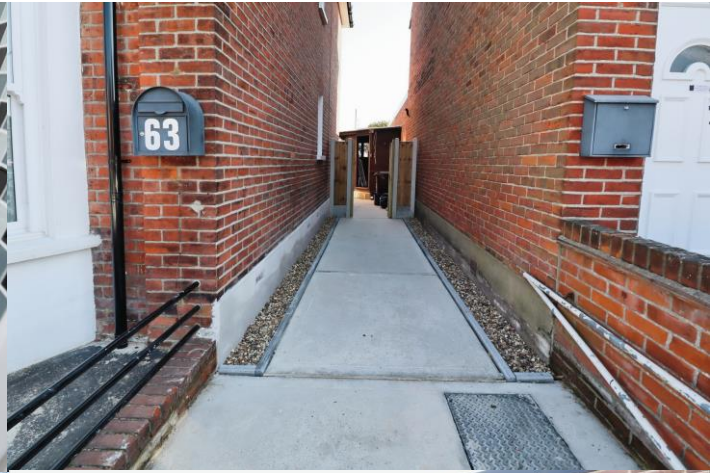
Path leading to garden shed, laid to lawn with nautical features, greenhouse, shingle drive, garage.















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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