

**Fordwich Road, Brightlingsea
CO7 0RE
Offers in Excess of £265,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- TWO BEDROOM SEMI DETACHED HOME
- OPEN PLAN LOUNGE/DINER
- CONSERVATORY
- FITTED KITCHEN
- CLOAKROOM
- FAMILY BATHROOM
- OFF ROAD PARKING PLUS SECURE CARPORT
- PRIVATE GARDEN
- CLOSE TO SCHOOLS & SUPERMARKET
- WALKING DISTANCE TO TOWN CENTRE & BEACH

**** FABULOUS OPEN PLAN FAMILY HOME ****

This charming semi-detached family home is in a prime position within walking distance to schools, Sainsbury supermarket which is coming soon to the Town, and a short stroll into the town centre shops and beachfront.

Features include an open-plan lounge/diner design which opens up into the conservatory - perfect for entertaining. The fitted kitchen is a blend of functionality and style and offers plenty of storage and workspace. A cloakroom completes the ground floor. The first floor of the property comprises of two good sized bedrooms and a family bathroom.

Outside there is plenty of off road parking for numerous vehicles as well as a gated carport perfect for secure caravan or boat storage and a mature rear garden to relax and enjoy.

A "READY TO MOVE INTO HOME" IN A POPULAR LOCATION FOR FAMILIES



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed entrance door, laminate flooring, inset spot lights, glazed wooden door to hallway.

ENTRANCE HALL

Tiled flooring, centre light, radiator, stairs leading to first floor landing.

LOUNGE

13' 5" x 12' 6" (4.09m x 3.81m)

Window to front aspect, carpet flooring, centre light, vertical radiator, open plan into dining room.

DINING ROOM

11' 0" x 7' 11" (3.35m x 2.41m)

Patio doors to conservatory, carpet flooring, centre light, radiator.

CONSERVATORY

9' 2" x 7' 11" (2.79m x 2.41m)

French doors to garden, windows to side and rear aspects, laminate flooring, wall mounted lights, radiator.

KITCHEN

10' 8" x 9' 11" (3.25m x 3.02m)

Window to rear, stable door to side, tiled flooring, inset spot lights, range of contemporary wall and base units with contrasting worktop, 1½ bowl stainless steel sink/drainers, integrated fridge/freezer, space for cooker, washing machine and tumble dryer, wall mounted boiler, tiled splash back



CLOAKROOM

4' 11" x 2' 6" (1.50m x 0.76m)

Obscured window to side aspect, tiled flooring. Low level WC and wall mounted hand basin.

FIRST FLOOR LANDING

Window to side aspect, carpet flooring, centre light, loft access.

BEDROOM ONE

15' 2" x 8' 9" (4.62m x 2.66m)

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

BEDROOM TWO

10' 2" x 8' 10" (3.10m x 2.69m)

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

FAMILY BATHROOM

7' 6" x 5' 10" (2.28m x 1.78m)

Window to rear aspect, vinyl flooring, inset spot lights, radiator. Panelled bath with electric shower over, low level WC and pedestal wash hand basin, airing cupboard.

EXTERIOR

FRONT

Hard landscaped with off road parking, gates to side.

REAR

Gated secure Carport, laid to lawn, patio, mature borders, garden shed.



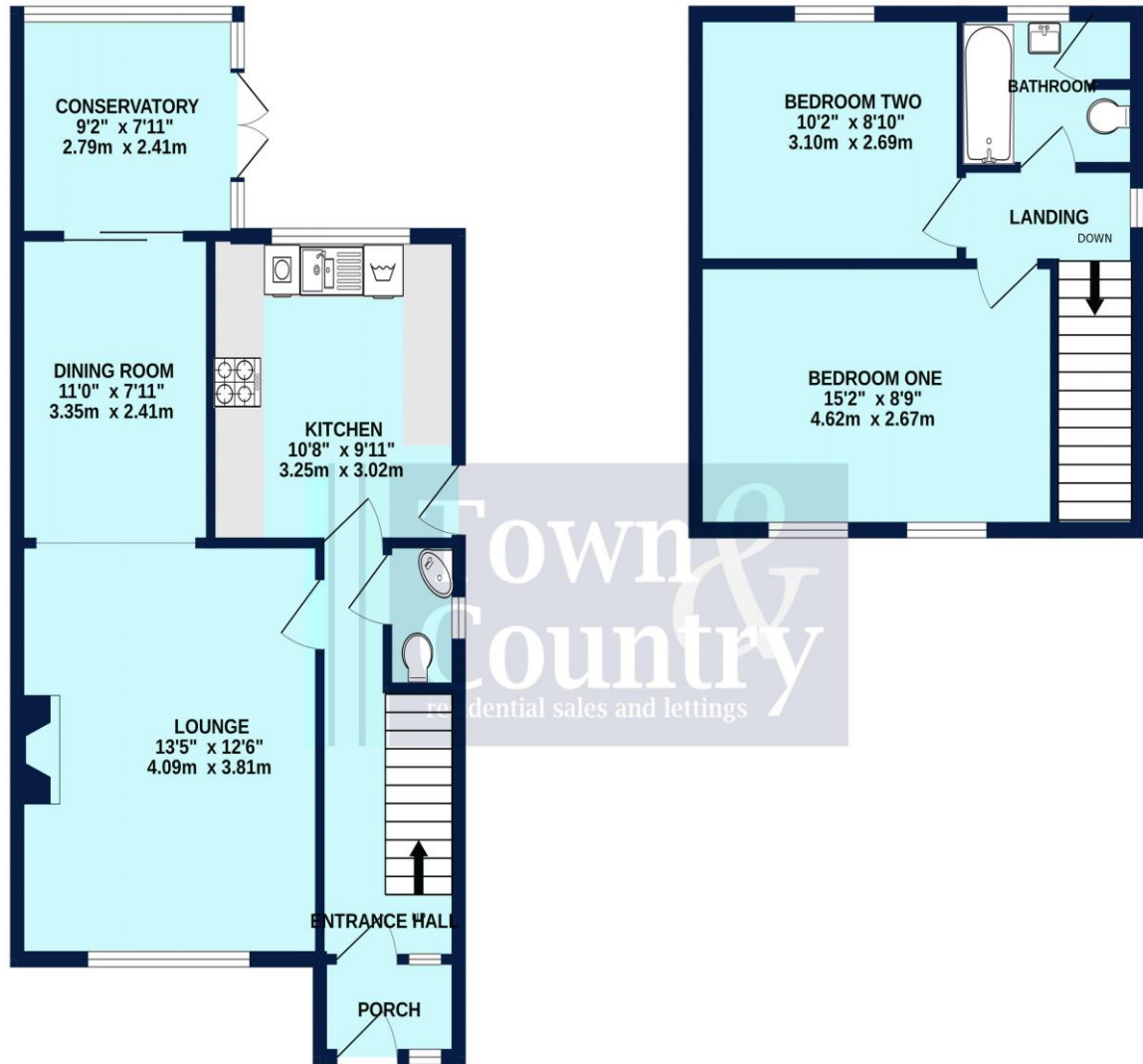




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR
565 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



DOVER ROAD

TOTAL FLOOR AREA: 905 sq.ft. (84.1 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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