

**Bellfield Avenue, Brightlingsea
CO7 0NT
£290,000 Freehold**



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



- SEMI-DETACHED FAMILY HOME
- NO CHAIN
- THREE BEDROOMS
- SEPARATE LOUNGE
- KITCHEN/DINER

- FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- OUTBUILDING WITH UTILITY & WC
- CLOSE TO SHOPS AND SCHOOLS
- CALL TO SECURE YOUR VIEWING

**** CHAIN FREE SALE ****

Three bedroomed semi-detached family home located close to both the High Street and Local Schools, this property is ideally suited to a family. There are two double bedrooms as well as a good sized single bedroom, lounge, kitchen/diner and a family shower room.

Outside you have a fantastic good size garden there is also utility room and WC.

**** DO NOT MISS THIS OPPORTUNITY ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

13' 7" x 13' 0" (4.14m x 3.96m)

KITCHEN/DINER

19' 11" x 9' 4" (6.07m x 2.84m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM TWO

13' 10" x 9' 4" (4.21m x 2.84m)

BEDROOM THREE

8' 6" x 7' 4" (2.59m x 2.23m)

SHOWER ROOM

6' 3" x 5' 8" (1.90m x 1.73m)



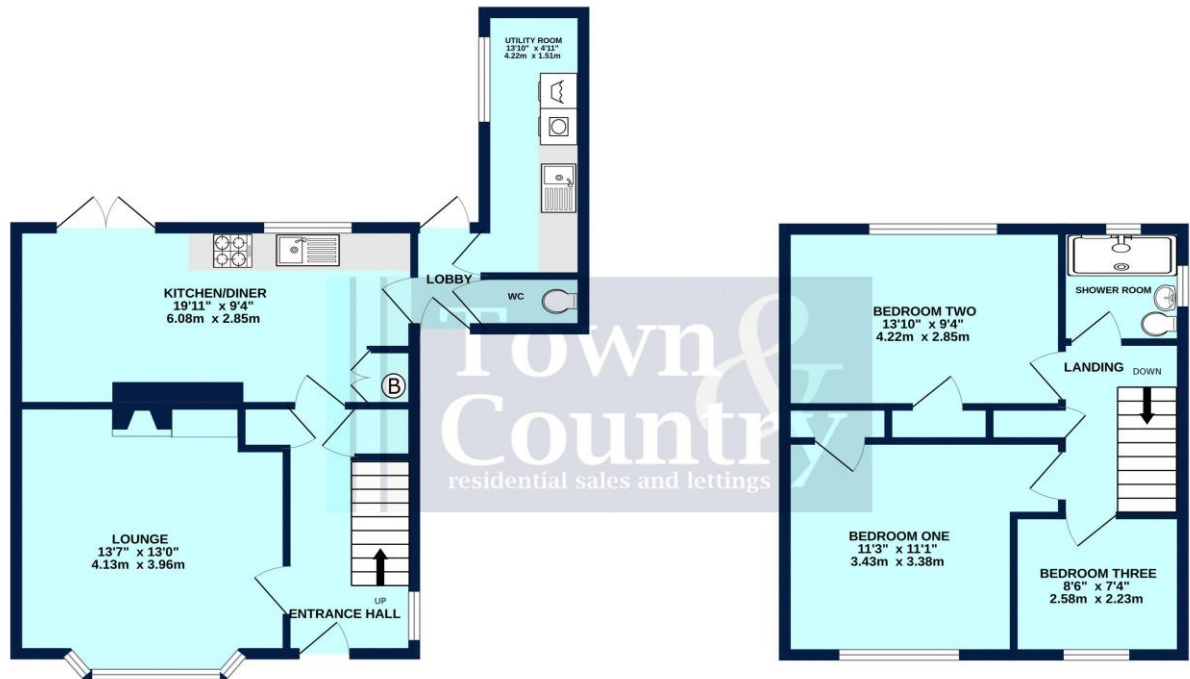






GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



BELLFIELD AVENUE

TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	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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