

**Middleton Mews, Brightlingsea  
CO7 0FZ  
£260,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- Stylish Modern "Hopkins Home" Mid Terrace House
- Two Double Bedrooms
- Contemporary Kitchen
- Open Plan Lounge/Diner
- Family Bathroom & Ground Floor
- South-Facing Garden
- Two Allocated Parking Spaces
- 7 years NHBC Remaining
- Beautifully Decorated
- Superb Location

A chance to purchase this stylish two double bedroom home that is beautifully decorated and ready to move into.

Located on the ever popular and well requested Hopkins Homes Colne Meadow development, this contemporary property offers comfortable, low-maintenance living and a super south facing rear garden, perfect for the up and coming BBQ weather!

Highlights include a bright lounge/diner overlooking the garden, modern kitchen, family bathroom and a ground floor cloakroom.

Two allocated off-road parking spaces for convenience compliment this home and 7 years are remaining on the NHBC warranty for peace of mind purchasing,

**A SMASHING HOME THAT WOULD APPEAL TO FIRST TIME BUYERS AND DOWNSIZERS ALIKE**





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door, LVT flooring. Stairs to first floor landing.

#### **LOUNGE/DINER**

14' 0" x 12' 5" (4.26m x 3.78m)

Door to rear garden, window to rear aspect. LVT flooring, radiator. Under stairs storage cupboard.

#### **KITCHEN**

10' 5" x 8' 0" (3.17m x 2.44m)

Range of base, drawer and eye level units, work surface with inset stainless steel sink and drainer unit. Integrated hob and oven. Space for fridge/freezer, slimline dishwasher and washing machine. Window to front aspect, tiled flooring.

#### **CLOAKROOM**

Low level WC and vanity sink unit. LVT flooring, radiator.



## **FIRST FLOOR LANDING**

Airing cupboard, radiator. Access to loft.

## **BEDROOM ONE**

12' 0" x 10' 9" (3.65m x 3.27m)

Window to rear aspect with distant sea views. Carpet flooring, fitted double wardrobe, radiator.

## **BEDROOM TWO**

10' 5" x 6' 8" (3.17m x 2.03m)

Window to front aspect, carpet flooring, radiator.

## **BATHROOM**

Panelled bath with shower and screen over, low level WC and pedestal sink. Window to front aspect, tiled flooring, heated towel rail.

## **EXTERIOR**

### **FRONT**

Lawn area with shrub borders, path leading to entrance door.

REAR Enclosed south facing rear garden commencing with patio area, remainder laid to lawn with shingle borders. Path leading to gated rear access.

### **PARKING**

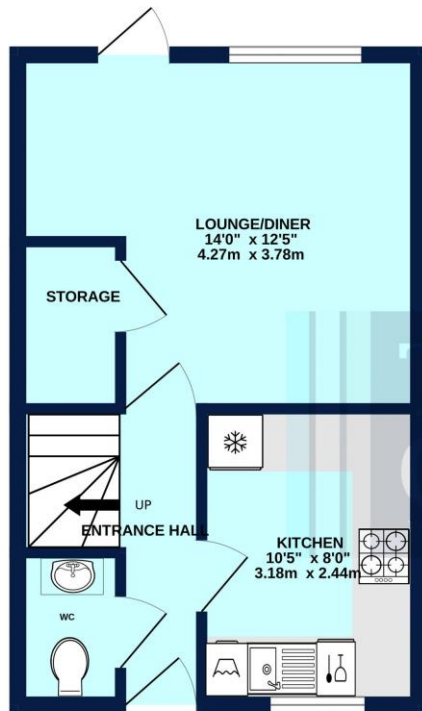
Two allocated parking spaces.



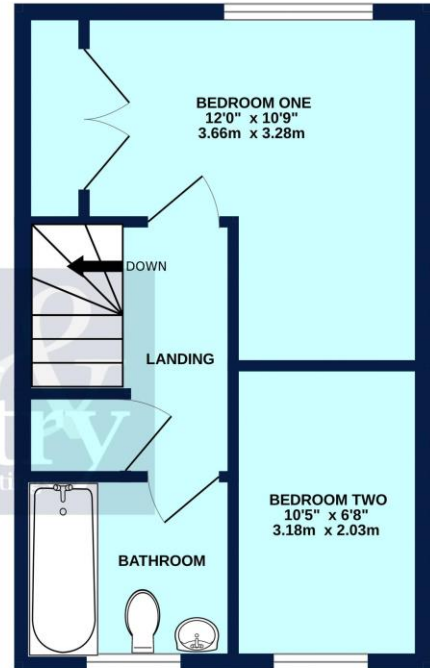




GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



MIDDLETON MEWS

TOTAL FLOOR AREA: 639 sq.ft. (59.4 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		99 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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