

**Upper Park Road, Brightlingsea,  
CO7 0JP**

**Monthly Rental Of £1,100.00**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [lettings@townandcountryresidential.co.uk](mailto:lettings@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- 2 DOUBLE BEDROOMS
- LOUNGE
- DINING ROOM
- GROUND FLOOR CLOAKROOM
- FITTED KITCHEN
- UTILITY AREA
- FIRST FLOOR BATHROOM
- REAR GARDEN
- DEPOSIT REQUIRED
- AVAILABLE 1<sup>st</sup> AUGUST

**\*\* 2 DOUBLE BEDROOMS \*\***

Town and Country Residential are delighted to offer for rent this unfurnished, 2 double bedroom, semi-detached house. The property features gas central heating throughout, lounge, dining room, fitted kitchen, ground-floor cloakroom, first floor bathroom, good size rear garden. This property is within walking distance to the town centre and beach as well as the local schools.

**\*\* AVAILABLE 1<sup>st</sup> AUGUST \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets

Non-smokers only

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**The accommodation with approximate room sizes are as follows:**

**LOUNGE**

10' 3" x 12' 7" (3.12m x 3.83m)

Window to front, radiator, leading through to lobby

**LOBBY**

Radiator, stairs to first floor, opening to dining room

**DINING ROOM**

10' 10" x 12' 7" (3.30m x 3.83m)

Carpet, radiator, under-stairs storage cupboard, centre light, opening to kitchen

**KITCHEN**

9' 8" x 12' 3" (2.94m x 3.73m)

Window to side and rear, range of wall and base units, single stainless steel sink drainer unit, space for washing machine and fridge freezer, integrated gas hob, part tiled walls, tiled flooring, cupboard housing wall mounted hot water tank with slatted shelves, wall mounted boiler, opening to lobby

**CLOAKROOM**

4' 2" x 3' 11" (1.27m x 1.19m)

Low level WC, pedestal wash hand basin with tiled splashback, tiled flooring

**UTILITY/STORAGE ROOM**

Window to rear, part glazed wooden door to rear, vinyl flooring

**BEDROOM 1**

10' 8" x 12' 6" (3.25m x 3.81m)

Window to rear, radiator, laminate flooring, door to bathroom

**BEDROOM 2**

10' 8" x 12' 6" (3.25m x 3.81m)

Window to front, laminate flooring, radiator, storage cupboard

**FAMILY BATHROOM**

8' 4" x 6' 9" (2.54m x 2.06m)

Obscure window to side, low level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower and shower screen, tiled flooring, fully tiled walls, towel rail, extractor fan

**OUTSIDE**

FRONT Gated access to rear, dwarf wall with block paving leading to front door

REAR Good size garden with patio area and the remainder laid to lawn, enclosed by fencing, shed and swing to remain