

**Station Road, Alresford
CO7 8BU
£320,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- TWO/THREE BEDROOM SEMI-DETACHED CHALET
- TWO BATHROOMS
- KITCHEN
- STUDY/BEDROOM THREE
- LOUNGE
- CONSERVATORY
- PRETTY REAR GARDEN
- PLENTY OF OFF STREET PARKING PLUS GARAGE
- EASY STROLL TO THE SHOPS AND TRAIN STATION
- NO CHAIN

SPACIOUS CHALET WITH VERSATILE ACCOMMODATION

TWO/THREE BEDROOMS, TWO BATHROOMS, LOUNGE, STUDY, CONSERVATORY

A perfectly located home within easy walking distance to the village shops, train station and school. A stand out feature of this home is the light and airy large first floor principal bedroom with En-suite.

A garage and plenty of off road parking along with a pretty rear garden make this a perfect choice for downsizers and first time buyers alike.

GREAT LOCATION. LOTS OF POTENTIAL



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

15' 4" x 10' 10" (4.67m x 3.30m)

KITCHEN

16' 10" x 7' 7" (5.13m x 2.31m)

CONSERVATORY

8' 5" x 8' 2" (2.56m x 2.49m)

STUDY

9' 11" x 7' 10" (3.02m x 2.39m)

GROUND FLOOR BEDROOM

11' 10" x 11' 0" (3.60m x 3.35m)



GROUND FLOOR WET ROOM

14' 3" x 8' 10" (4.34m x 2.69m)

FIRST FLOOR PRINCIPAL BEDROOM

18' 0" x 12' 0" (5.48m x 3.65m)

FIRST FLOOR PRINCIPAL BEDROOM EN-SUITE

7' 8" x 4' 0" (2.34m x 1.22m)

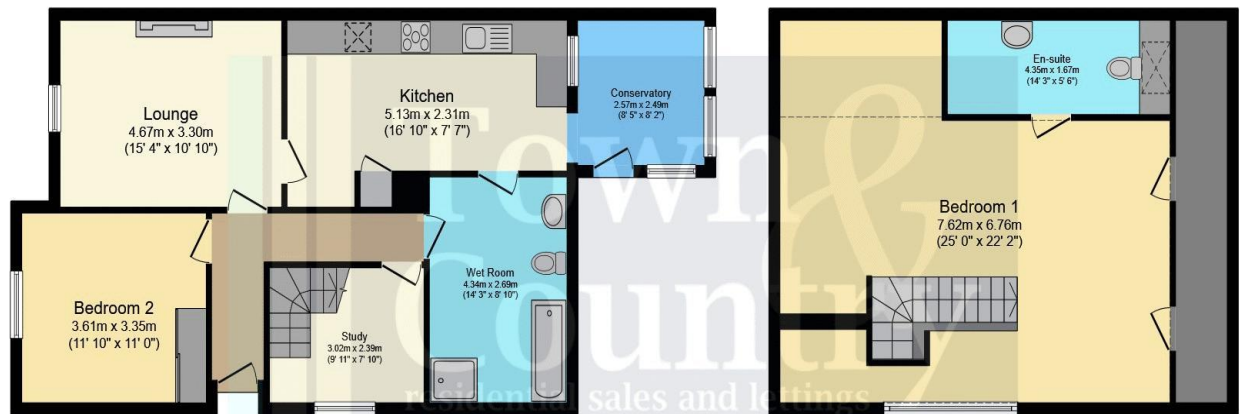
GARAGE

15' 4" x 8' 4" (4.67m x 2.54m)









Ground Floor
 Floor area 75.8 sq.m. (816 sq.ft.)

First Floor
 Floor area 52.2 sq.m. (562 sq.ft.)

Total floor area: 128.0 sq.m. (1,378 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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