

**Albert Road, Brightlingsea
CO7 0NB
Offers in Excess of £360,000 Freehold**



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



- **EXTENDED THREE BEDROOM DETACHED BUNGALOW**
- **28' LOUNGE/DINING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **UTILITY ROOM/WC**
- **FAMILY BATHROOM**
- **OFF STREET PARKING AND 27' GARAGE/WORKSHOP**
- **ESTABLISHED 80FT APPROX SOUTH FACING REAR GARDEN**
- **WALKING DISTANCE TO TOWN CENTRE**
- **FINISHING REQUIRED**

RARE OPPORTUNITY – VERSATILE AND EXTENDED THREE BEDROOM DETACHED BUNGALOW, perfectly positioned in a quiet sought-after location within walking distance to shops, and nearby schools.

This property is ideal for families and those seeking convenient one-level living WITH HUGE AMOUNTS OF POTENTIAL TO FURTHER EXTEND UP OR OUT stp. The bungalow features open plan accommodation with a large 28' lounge/dining room perfect for family gatherings or entertaining guests which overlooks the garden. A well-proportioned newly installed kitchen with a part finished breakfast room adds extra space and a utility room/ WC provides convenience. Three generous double bedrooms, which could be re-configured if desired along with a family bathroom completes this sizeable home.

The SOUTH FACING GARDEN BEING APPROX 80FT, IS IMPRESSIVE and offers a wonderful setting for outdoor relaxation or al fresco dining. There is also a green house and shed. Practicality is further enhanced by off-street parking and the impressive 27' garage, providing extensive space for vehicles, storage, or hobbies.

While some finishing is required to the breakfast room, this bungalow presents an exceptional opportunity to personalise and tailor the property to your own tastes and requirements.

Location, space, and the chance to create a BESPOKE HOME so take an early viewing to fully appreciate all this property has to offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

18' 10" x 14' 7" (5.74m x 4.44m)

DINING ROOM

10' 8" x 8' 0" (3.25m x 2.44m)

KITCHEN

11' 9" x 9' 10" (3.58m x 2.99m)

BREAKFAST ROOM

9' 5" x 8' 2" (2.87m x 2.49m)

UTILITY ROOM/WC

6' 9" x 5' 5" (2.06m x 1.65m)



BEDROOM ONE

11' 8" x 11' 0" (3.55m x 3.35m)

BEDROOM TWO

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

BEDROOM THREE

11' 0" x 9' 6" (3.35m x 2.89m)

BATHROOM

11' 0" x 5' 10" (3.35m x 1.78m)

GARAGE

27' 0" x 11' 1" (8.22m x 3.38m)

AGENT'S NOTES

The current owner has extended to the rear of the kitchen to provide a breakfast area which is part completed and would require finishing/building regulation compliance. Please ask the agent for further details.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan

Floor area 114.0 sq.m. (1,227 sq.ft.)

Garage

Floor area 27.6 sq.m. (297 sq.ft.)

Total floor area: 141.6 sq.m. (1,524 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

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