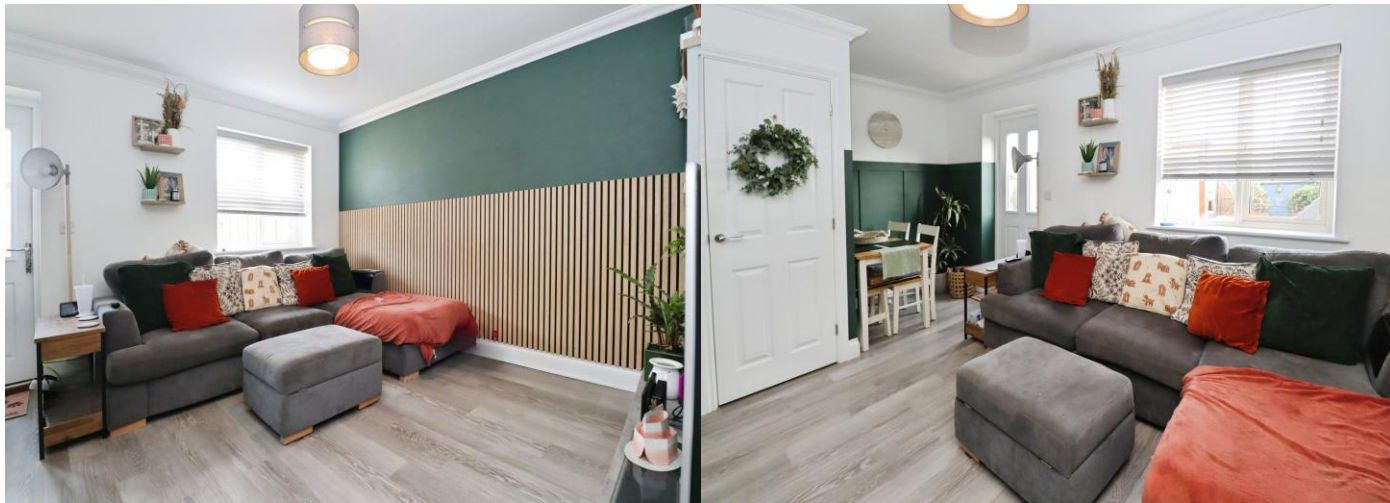


**Middleton Mews, Brightlingsea
CO7 0FZ
Guide Price £245,000 - £255,000
Freehold**



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



- 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.

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.

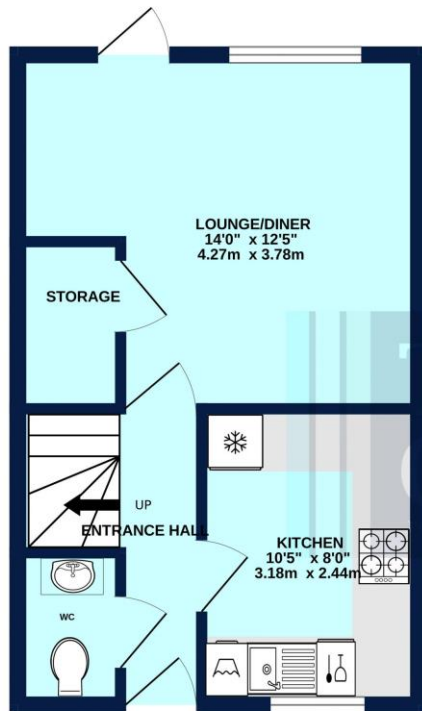
REAR Enclosed south facing rear garden commencing with patio area, remainder laid to lawn with shingle borders. Path leading to gated rear access.

PARKING

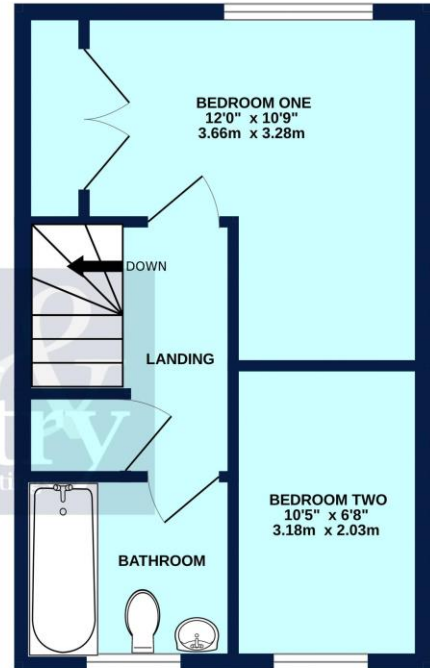
Two allocated parking spaces.



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		

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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