

**North Road, Brightlingsea
CO7 0PL
£245,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- QUIANT THREE BEDROOM COTTAGE
- SUPER LOCATION IN THE HEART OF BRIGHTLINGSEA
- TWO RECEPTION ROOMS
- LARGER THAN AVERAGE FITTED KITCHEN

- VICTORIAN FEATURES WITH A NOD MODERN DECOR TRENDS
- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EASY WALK TO SCHOOLS, SHOPS AND WATERFRONT

SUPER QUIANT THREE BEDROOM COTTAGE IN THE HEART OF BRIGHTLINGSEA

The current owners have really made this house into a home – The décor is a nod to modern trends whilst keeping the integrity of the traditional Victorian feel of the house.

Offering two reception rooms, larger than average kitchen, bathroom and three bedrooms. The south facing garden, which is a real sun trap, benefits from patio, grass and a handy storage shed. The position of this cottage is perfect with everything on your doorstep – the shops, waterfront and schools are in easy walking distance.

A SMASHING HOME IN CENTRAL BRIGHTLINGSEA



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

LOUNGE

12' 7" x 11' 5" (3.83m x 3.48m)

DINING ROOM

12' 7" x 11' 5" (3.83m x 3.48m)

KITCHEN

11' 5" x 11' 5" (3.48m x 3.48m)

LOBBY

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

12' 9" x 11' 5" (3.88m x 3.48m)

BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.48m)

BEDROOM THREE

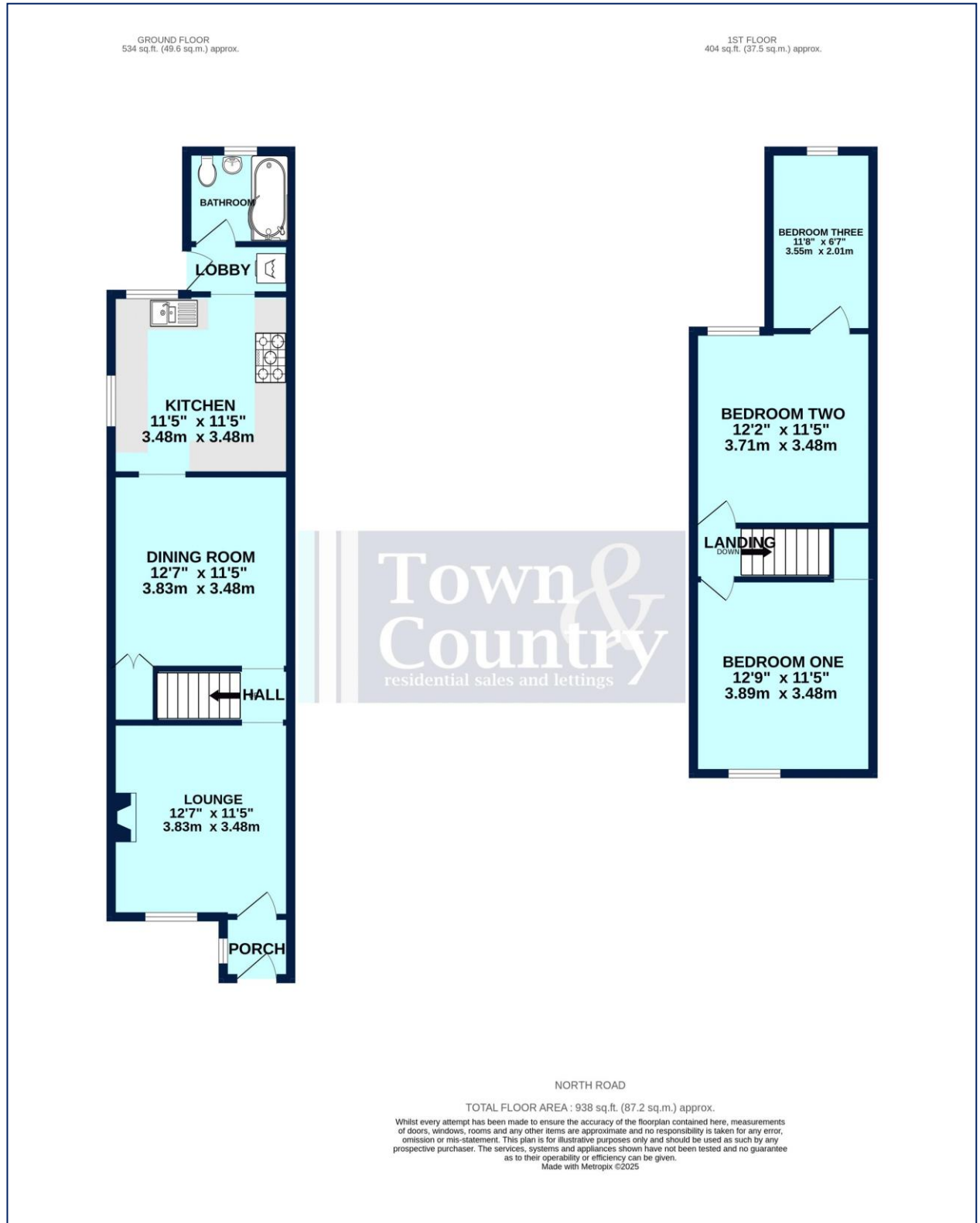
11' 8" x 6' 7" (3.55m x 2.01m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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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