

**Brightlingsea Road, Thorrington,
CO7 8JL**

Monthly Rental Of £1,400.00

Town & Country
residential sales and lettings



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

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- **FULLY REFURBISHED THROUGHOUT - LIKE NEW**
- **THREE BEDROOMS**
- **SPACIOUS LOUNGE**
- **BRAND NEW FITTED KITCHEN**
- **BRAND NEW BATHROOM & TOILET**
- **CONSERVATORY**
- **OFF ROAD PARKING with ELECTRIC CHARGE POINT**
- **EASY MAINTENANCE REAR GARDEN**
- **DEPOSIT REQUIRED**
- **AVAILABLE IMMEDIATELY**

**** FULLY REFURBISHED TO AN IMPECCABLE STANDARD ****

This three-bedroom semi-detached cottage has a brand-new kitchen and bathroom, brand new flooring throughout and has been fully decorated in every room. The ground floor of the property features a spacious lounge, brand new fitted kitchen, brand new bathroom and toilet, large conservatory with additional toilet and storage cupboard. To the first floor you find three bedrooms, two of which have built in storage. Outside there is off road parking for numerous vehicles, electric vehicle charge point and a easy maintenance rear garden.

**** AVAILABLE IMMEDIATELY ****

Holding deposit equal to 1 weeks rent
Tenancy deposit equal to 5 weeks rent
Guarantor may be required
Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed front door, coir carpet

ENTRANCE HALL

Composite glazed door, brand new carpet, inset spot lights, radiator

LOUNGE

12' 1" x 13' 11" (3.68m x 4.24m)

Window to front, brand new carpet, centre light, radiator, feature fireplace with Oak mantel, under-stairs built in cupboard

KITCHEN

12' 5" x 12' 11" (3.78m x 3.93m)

Window to side and rear, door to conservatory, brand new vinyl flooring, inset spot lights, brand new fitted kitchen comprising of wall and base units, composite sink with drainer, electric hob with extractor over, under counter oven, space for washing machine and fridge freezer

CONSERVATORY

12' 9" x 17' 8" narrowing to 10' 4" (3.88m x 5.38m narrowing to 3.15m)

Windows to side and rear, door to patio and garden, brand new vinyl flooring, centre light, toilet & storage cupboard

FAMILY BATHROOM

7' 11" x 4' 4" (2.41m x 1.32m)

Window to rear, brand new vinyl flooring, inset spot lights, brand new "P" shaped panelled bath with Rain/wall mounted shower over, vanity unit, heated towel rail



TOILET

3' 11" x 4' 5" (1.19m x 1.35m)

Brand new vinyl flooring, inset spot lights, brand new low level WC, brand new vanity unit, heated towel rail

BEDROOM ONE

12' 0" x 14' 0" (3.65m x 4.26m)

Window to front, brand new carpet, centre light, radiator, large built in cupboard

BEDROOM TWO

11' 4" x 9' 1" (3.45m x 2.77m)

Window to rear, brand new carpet, centre light, radiator, built in cupboard

BEDROOM THREE

9' 7" x 8' 4" (2.92m x 2.54m)

Window to rear, brand new carpet, centre light, radiator

OUTSIDE

FRONT Off road parking to front and side, electric charging point, access to rear

REAR Patio area, mature shrubs and trees and laid to lawn