

**Red Barn Road, Brightlingsea
CO7 0SL
Guide Price £275,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- REFURBISHED TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOUNGE WITH PATIO DOORS ONTO THE GARDEN
- BRAND NEW KITCHEN
- BREAKFAST ROOM
- GARAGE AND DRIVEWAY
- NEUTRAL LIGHT & BRIGHT DECOR
- SOUTH FACING GARDEN
- MINUTES TO THE SECONDARY SCHOOL & SAINSBURY SUPERSTORE
- NO CHAIN

REFURBISHED TWO BEDROOM SEMI-DETACHED BUNGALOW WITH TWO RECEPTION ROOMS AND
****BRAND NEW KITCHEN**** SOUTH FACING GARDEN, PLUS GARAGE

A well located home that has been thoughtfully renovated and painted crisp white throughout the property which feels light and bright yet cosy with new carpets and flooring.

The lounge, which is flooded with natural light, benefits from patio doors and windows directly onto a patio area. A brand new neutral stylish "Pebble" coloured kitchen is currently being installed and flows open plan to the breakfast room which leads onto the garden.

A newly turfed and tidied rear SOUTH FACING GARDEN with patio area, plus a larger than average GARAGE/WORKSHOP and private driveway allows for plenty of off road parking.

Being within a few minutes' walk to the local Secondary school and Sainsbury store, makes this a perfect home not only for families but downsizers too.

MOVE STRAIGHT IN - NO CHAIN - KEYS AVAILABLE FOR VIEWING



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Front door leading to entrance hall, loft hatch to roof space where served boiler is situated.

LOUNGE

15' 9" x 9' 9" (4.80m x 2.97m)

Lovely bright and airy room with patio doors leading onto the garden. Fireplace, radiator, carpet flooring.

KITCHEN

9' 10" x 8' 2" (2.99m x 2.49m)

Brand New kitchen with a range of base and wall neutral "pebble" coloured units with wood effect worktops over. Stainless steel sink unit with mixer tap, vinyl flooring. Window to side aspect. Opening to:

BREAKFAST ROOM

8' 4" x 7' 0" (2.54m x 2.13m)

Leading directly on to the rear garden with window and door to rear aspect. Vinyl flooring, radiator.



BEDROOM ONE

12' 0" x 9' 9" (3.65m x 2.97m)

Window to front aspect, carpet flooring, radiator.

BEDROOM TWO

9' 11" x 8' 2" (3.02m x 2.49m)

Window to front aspect, carpet flooring, radiator.

SHOWER ROOM

6' 11" x 5' 5" (2.11m x 1.65m)

Obscured window to side aspect. Shower cubicle, low level WC and Wash hand basin.

EXTERIOR

FRONT

Block paced driveway leading to rear garden and garage. Lawned with shrubs and planting.

REAR

Patio area, newly turfed garden with mature border planting. Access to garage, wooden privacy fencing.

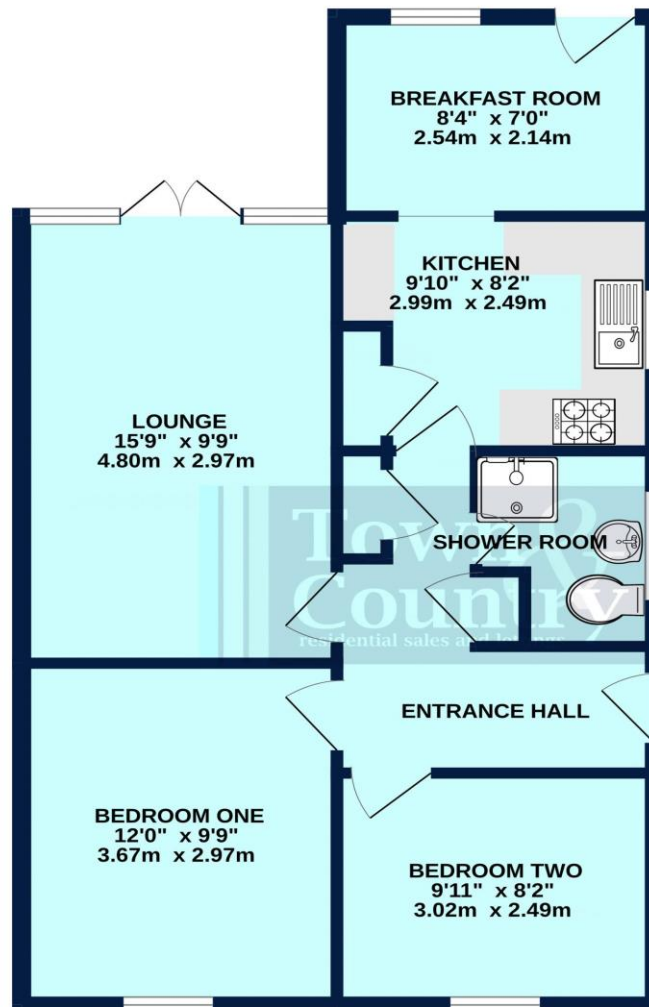
GARAGE

Garage and Driveway. A good sized garage with privacy door to garden. Block paved driveway with parking for numerous vehicles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

612 sq.ft. (56.9 sq.m.) approx.



RED BARN ROAD

TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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