

**Ophir Road, Brightlingsea,
CO7 0GZ
£290,000 Freehold**

Town & Country
residential sales and lettings



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

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- 3 Bedroom Family Home
- 4 Years NHBC Remaining
- Bright And Airy Lounge
- Modern Fitted Kitchen / Dining Room
- Family Bathroom And Cloakroom
- Ensuite To Master
- South Facing Garden with Patio Area
- Off Road Parking And Garage
- Walking Distance To Local Amenities
- Select Small Development

***** IMMACULATELY PRESENTED FAMILY HOME WITH SOUTH FACING GARDEN *****

If you are a boat enthusiast and want to be close to the bustling marina and prom then we have just the property for you, immaculately presented throughout and only 5 years old this 3 bedroom semi detached house consists of lounge, open plan kitchen / diner, family bathroom, ensuite and ground floor cloakroom, off road parking and garage is a rarity in that part of town and the SOUTH facing rear garden is a real suntrap an early inspection is highly recommended book now

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The accommodation with approximate room sizes are as follows:

HALL

Window to side, wood effect flooring, UPVC door, centre light, radiator, fuse box, under stairs storage cupboard, doors leading to lounge

CLOAKROOM

Obscured window to side, wood effect flooring, radiator, low level W.C, pedestal hand wash basin with tiled splashback

LOUNGE

16' 7" x 9' 8" (5.05m x 2.94m)

Bay window to front, wood effect flooring, centre light, radiator, painted walls and plinth

KITCHEN/DINER

14' 1" x 8' 2" (4.29m x 2.49m)

Wood effect flooring, inset spot lights, radiator, range of wall and base units with wood effect worktops, integrated electric oven with gas hob and fan oven, integrated washing machine, dish washer, stainless steel sink and drainer with tiled splashback

LANDING

Obscured window to side, carpet flooring, centre light

LOFT

Park boarded, insulated, light and power



BEDROOM 1

13' 4" x 9' 8" (4.06m x 2.94m)

Window to front, carpet flooring, centre light, radiator, wallpaper feature wall, doors leading to en-suite

EN-SUITE

Tiled flooring, inset spot lights, heated towel rail, low level W.C, pedestal hand wash basin, double shower enclosure with tiled splashback, medicine cabinet, extractor fan

BEDROOM 2

12' 4" x 8' 2" (3.76m x 2.49m)

Window to rear, carpet flooring, centre light, radiator, access to loft

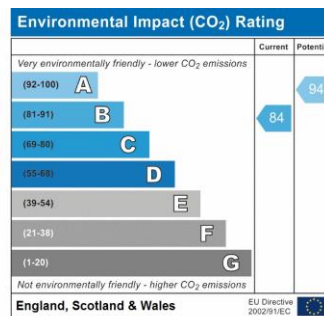
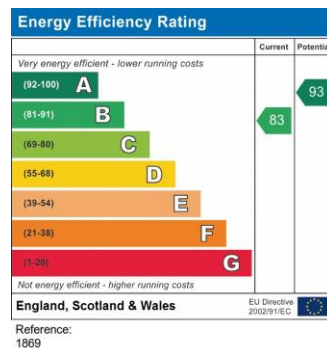
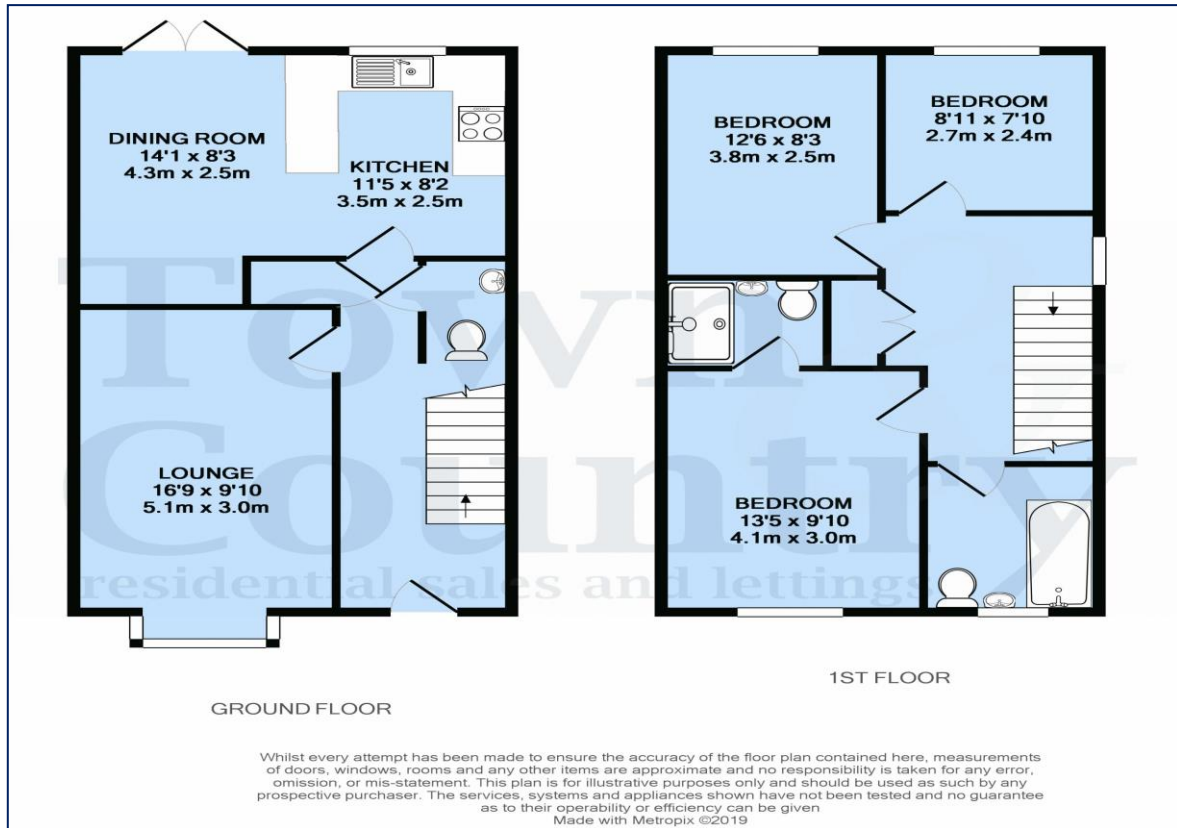
BEDROOM 3

8' 8" x 7' 8" (2.64m x 2.34m)

Window to rear, carpet flooring, centre light, radiator, view onto garden

FAMILY BATHROOM

Obscured window to front, tiled flooring, inset spot lights, heated towel rail, low level W.C, pedestal hand wash basin, panelled bath with shower over, partly tiled walls



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 impression or plans of the property.

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