

**Tower Street, Brightlingsea,
CO7 0AL
£260,000 Freehold**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB
Phone: 01206 302288
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- **THREE BEDROOM DETACHED HOUSE**
- **LOUNGE WITH FIREPLACE**
- **FITTED KITCHEN**
- **DINING ROOM**
- **FAMILY BATHROOM**
- **SOUTH WESTERLY GARDEN**
- **WALKING DISTANCE TO TOWN CENTRE**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **LOTS OF STORAGE SPACE**
- **CALL NOW TO VIEW**

*****CHARMING 3 BEDROOM DETACHED PERIOD PROPERTY WITHIN WALKING DISTANCE TO TOWN *****

With motivated sellers with a secured onward purchase, Situated in the heart of Brightlingsea and recently modernised by it's current owners this family home features from a separate lounge / diner, fitted kitchen, family bathroom plus plenty of storage, the WEST facing garden has it's own decking area which is perfect for you to relax and unwind.

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

Wooden door to:

ENTRANCE HALL

UPVC door, carpet, light, storage cupboard, doors to:

DINING ROOM

13' 2" x 12' 1" (4.01m x 3.68m)

Window to rear, laminate floor, centre light, fireplace with surround which could be returned to open fire if flue added, radiator

LOUNGE

13' 2" x 12' 9" (4.01m x 3.88m)

Bay Window to front, carpet floor, radiator, feature fireplace with wooden surround and fire basket, centre and wall-mounted lights

KITCHEN

12' 6" x 9' 5" (3.81m x 2.87m)

Window to side and door to rear, tiled flooring, centre light, a range of wall and base units with wooden roll-top work surfaces and tongue and groove splash backs, integrated electric oven and hob with hood, space for fridge/freezer, tumble dryer and washing machine, stainless sink unit with mixer taps

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

Obscured window to side and rear, carpet flooring, centre light, storage cupboard

BEDROOM 1

13' 4" x 12' 9" (4.06m x 3.88m)

2 windows to front, carpet, centre light, space for wardrobes, radiator, light and spacious room

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BEDROOM 2

10' 0" x 9' 6" (3.05m x 2.89m)

Window to side, carpet, radiator, storage cupboard, access to loft

BEDROOM 3

9' 8" x 6' 5" (2.94m x 1.95m)

Window to side, carpet, radiator, internet point

BATHROOM

Obscured window to side, vinyl flooring, heated towel rail, fully tiled walls, pedestal wash hand basin, low level WC, panelled bath with shower over

OUTSIDE

Front

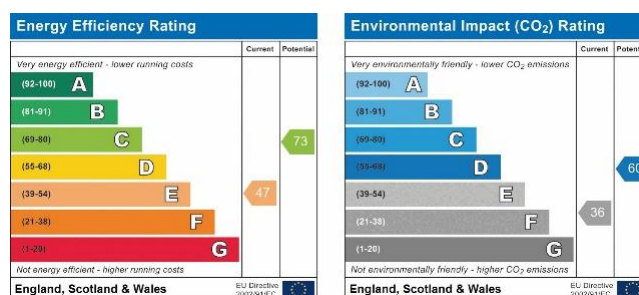
Brick wall with picket fence top, access to rear garden via side gate, brick paved

Rear

Raised brick flower beds housing a range of mature shrubs and plants, lawned area, path leading to shed, good-sized decked area, boundary fencing, gate to side



Brightlingsea Promenade

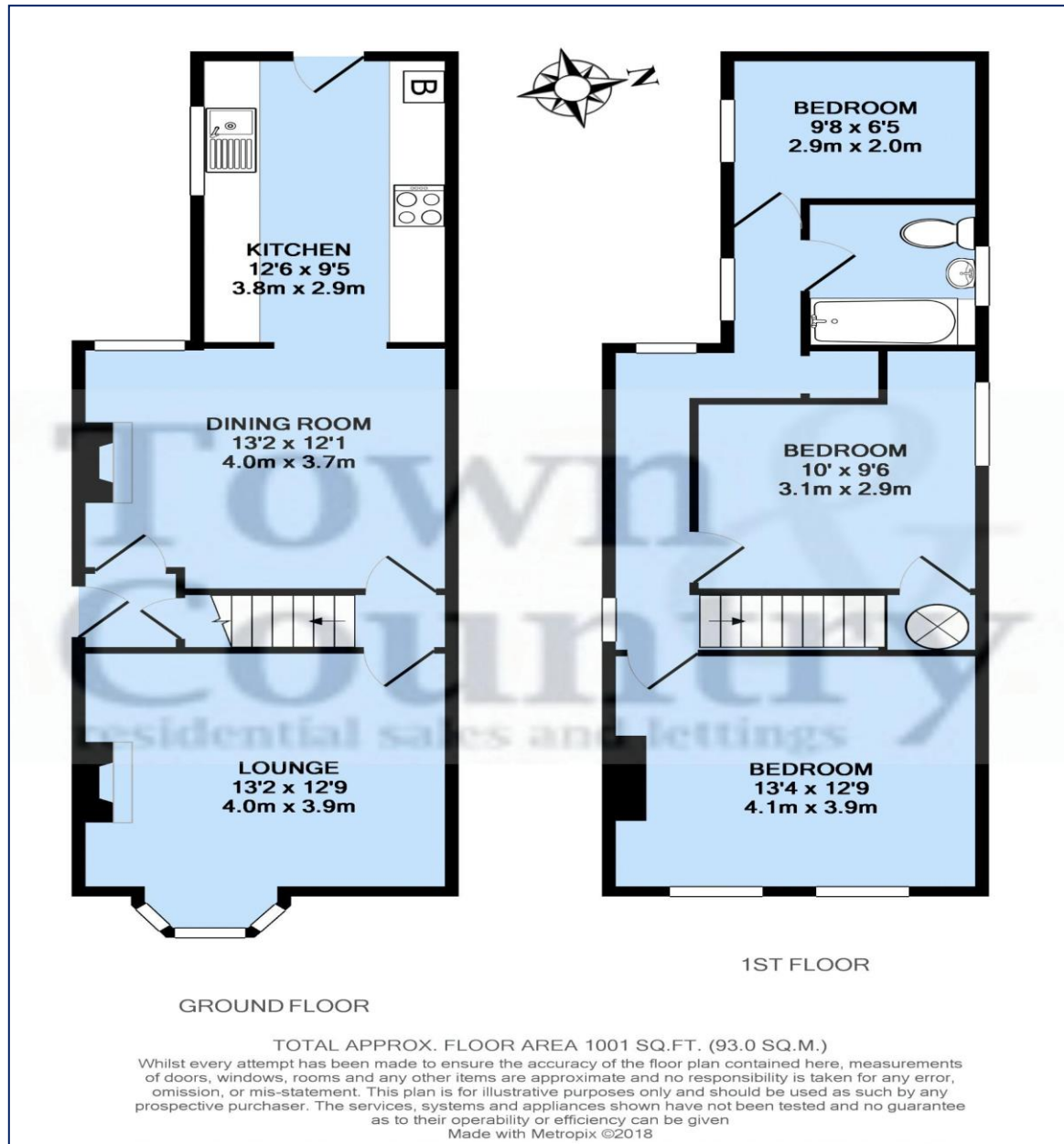


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