

**York Place, Colchester
CO1 2RF
£265,000 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



- **THREE BEDROOMS**
- **26FT LOUNGE/DINER**
- **MODERN FITTED KITCHEN**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **GARAGE & OFF-ROAD PARKING**
- **FRONT & REAR GARDEN**
- **SHORT DISTANCE TO AMENITIES**
- **LOCAL TO TOWN CENTRE**
- **CALL TO VIEW!**

Welcome to Colchester! This three-bedroom mid-terraced house is positioned on the Riverside Development, only a short distance from local amenities, schools and Colchester Castle Park. Great condition, well-presented throughout and a great size for a family, this property benefits from a lounge/diner, kitchen, two double bedrooms, one single bedroom, family bathroom and both front and rear garden space. The property also comes with an allocated parking space and garage in block. View for yourself and see what this home has to offer!

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

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

26' 2" x 13' 9" (7.97m x 4.19m)

Window to front and rear, carpet flooring, 2 x ceiling lights, L shaped room, which could be split into 2 rooms, comfortable space, ample room for furniture

KITCHEN

10' 2" x 9' 3" (3.10m x 2.82m)

Window to rear, tiled effect vinyl flooring, tiled splashbacks, stainless steel sink and drainer, matching base and wall units, electric oven and gas hob with extractor over, space for appliances, pantry cupboard

FIRST FLOOR LANDING

Access to airing cupboard, carpet flooring

LOFT

Boarded, insulated (but not to current requirements)

BEDROOM 1

14' 1" x 10' 9" (4.29m x 3.27m)

Window to front, carpet flooring, ceiling light, radiator, good sized double room, ample space for furniture

BEDROOM 2

11' 9" x 10' 10" (3.58m x 3.30m)

Window to rear, carpet flooring, ceiling light, radiator, comfortable double room, space for furniture, views to rear



BEDROOM 3

9' 9" x 7' 0" (2.97m x 2.13m)

Window to front, carpet flooring, ceiling light, radiator, good sized single room with space for furniture, views to front, ideal nursery/office, cupboard over stairs

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

Frosted window to rear, tiled flooring, inset spot lights, radiator, part tiled walls, panelled bath, low level W.C, wash hand basin, power shower over bath, neutrally decorated

OUTSIDE

Paved patio area with walkway to side of garden, remainder laid to lawn, shed base to rear.

Boundary retained by privacy fencing

Garage with up and over door, located in the block opposite the house (lease 999 years, this commenced in 1967)

Rear

Garden is enclosed by panel fencing with rear access



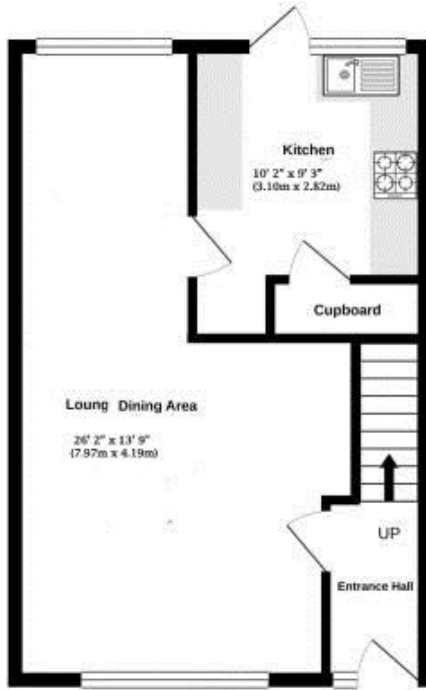
9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

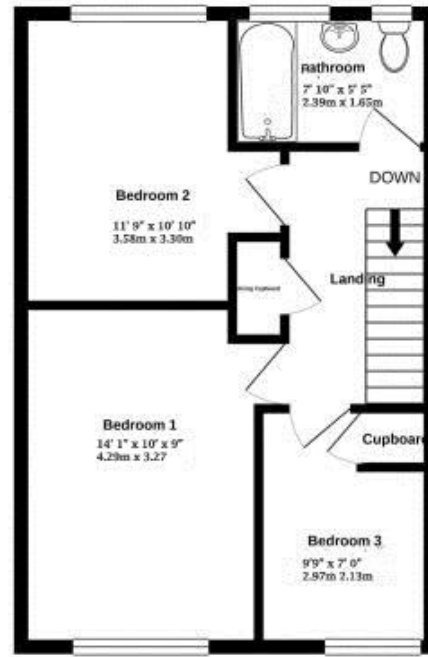
email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk

Ground Floor
440 sq.ft. (40.8 sq.m.) approx.

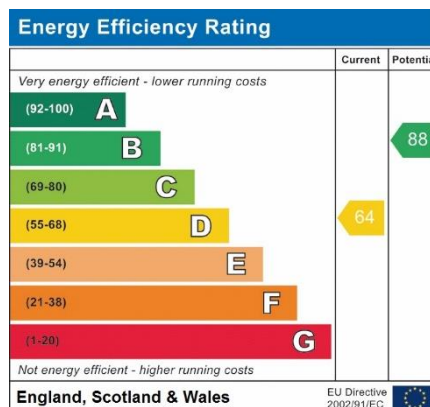


1st Floor
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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.
Made with Metreplan 3.0/2020



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.

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

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk