

**Maltings Road, Brightlingsea
CO7 0RG
Offers in Excess of £294,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- SEMI-DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- LARGE LOUNGE
- OPEN PLAN KITCHEN/DINER
- FAMILY BATHROOM
- OFF ROAD PARKING
- GARAGE
- LOW MAINTENANCE REAR GARDEN
- SUMMER HOUSE/HOME OFFICE
- NO CHAIN

**** THREE BEDROOM BUNGALOW ****

This semi-detached property is ideally situated near local schools, supermarket and transport links making it a perfect choice for both families and couples alike.

The residence boasts a spacious lounge in an open-plan layout, providing a seamless flow through the living area and creating an inviting atmosphere. Alongside this, the home features an open-plan kitchen/diner, perfect for entertaining guests or enjoying family meals. The living space is complimented with three double bedrooms and a family bathroom to aid comfortable living.

Externally, this property is just as appealing, providing with off road parking as well as a single garage for secure parking or extra storage. The low maintenance rear garden is another unique feature, with the summer house/home office and greenhouse, perfect for those who seek to enjoy outdoor leisure without the extensive upkeep.

As the property would benefit from light modernisation, we would invite you to explore the potential and comfort that this semi-detached bungalow has to offer. Please call the office to arrange a viewing today.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed entrance door.

HALLWAY

Laminate flooring, inset spot lights, radiator.

LOUNGE

25' 2" x 11' 0" (7.66m x 3.35m)

Window to rear aspect, carpet flooring, centre light, two radiators, fireplace.

KITCHEN/DINER

17' 11" x 11' 11" (5.46m x 3.63m)

Door to rear, windows to side and rear aspects, laminate flooring, two centre lights, two radiators. Range of base units with worktops inset stainless steel sink drainer, space for cooker and washing machine.

BEDROOM ONE

14' 4" x 9' 9" (4.37m x 2.97m)

Window to front aspect, laminate flooring, centre light, radiator.

BEDROOM TWO

9' 11" x 7' 5" (3.02m x 2.26m)

Window to front aspect, carpet flooring, centre light, radiator.



BEDROOM THREE

9' 9" x 7' 4" (2.97m x 2.23m)

Window to side aspect, carpet flooring, centre light, radiator.

BATHROOM

8' 8" x 5' 10" (2.64m x 1.78m)

Obscured window to side aspect, tiled flooring, centre light. Panelled bath, low level WC and vanity sink unit, heated towel rail, partially tiled walls, airing cupboard.

EXTERIOR

FRONT

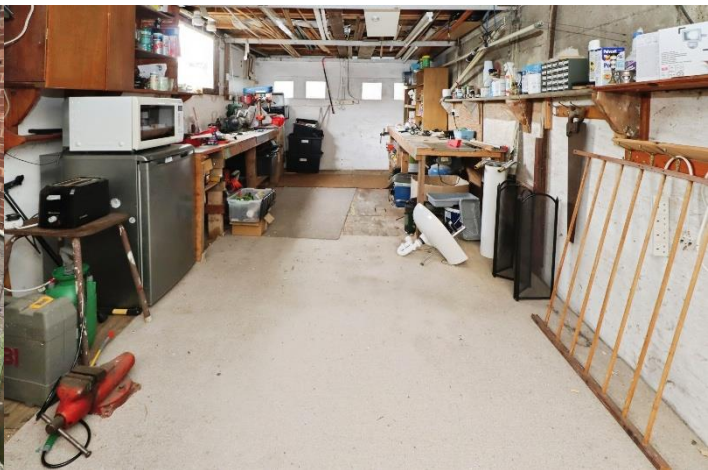
Off road parking, side access to garden and garage (with power).

REAR

Hard landscaped with raised flower beds, summer house/home office (with power), greenhouse.

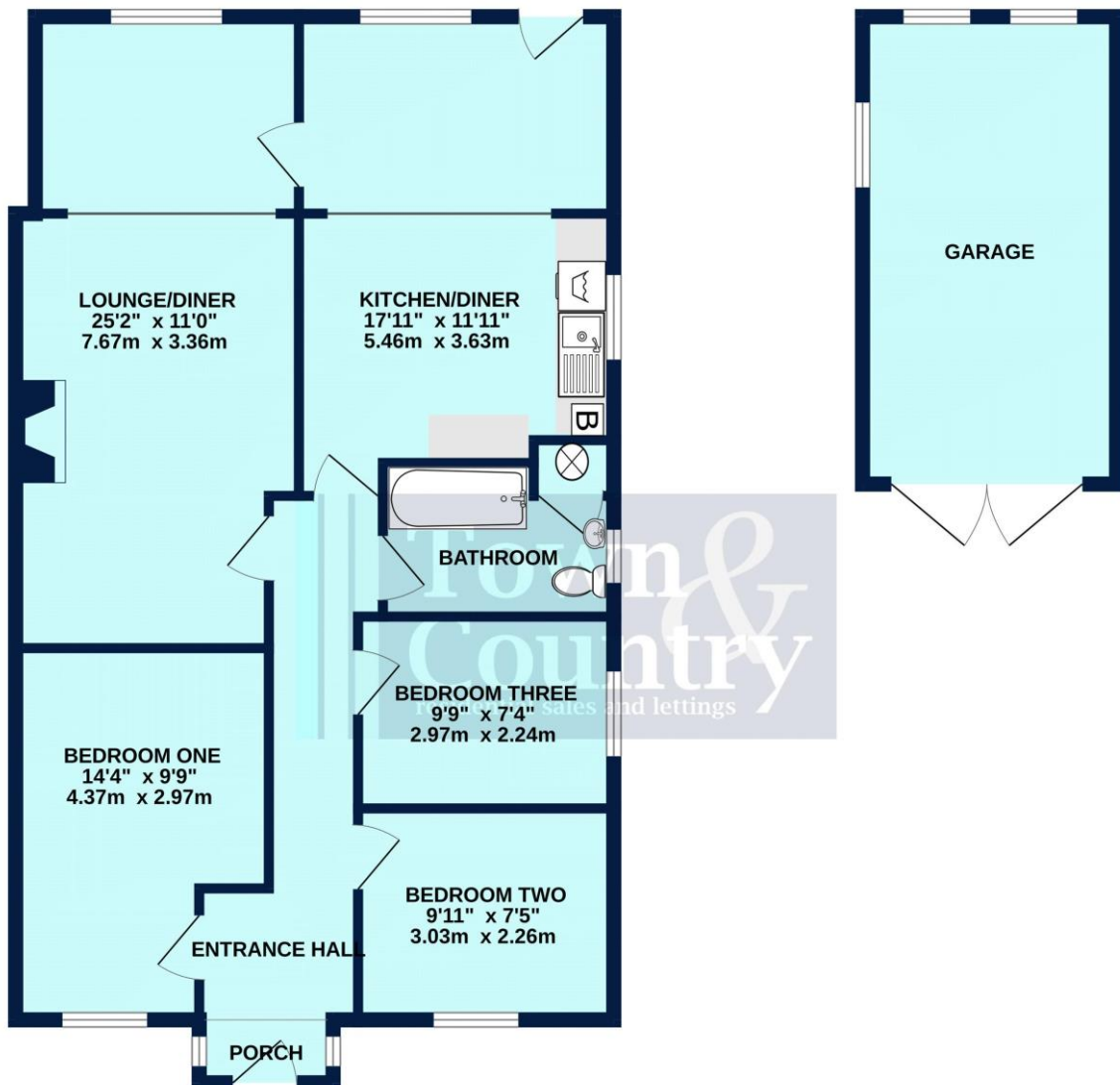






Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

1085 sq.ft. (100.8 sq.m.) approx.



MALTINGS ROAD

TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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