

**Deal Way, Brightlingsea
CO7 0RR
£340,000 Freehold**

Town & Country
residential sales and lettings



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



- CHAIN FREE
- DETACHED BUNGALOW
- THREE GOOD SIZED BEDROOMS
- SEPARATE DINING AREA
- 17FT LIVING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- DRIVEWAY
- MODERNISATION REQUIRED

**** CHAIN FREE: MODERNISATION AND A LITTLE LOVE REQUIRED****

A great opportunity to purchase this generously proportioned three bedroom, two reception detached bungalow set back from the road in a non-estate location.

The property offers bags of potential to create what could be an impressive home.

Set out over one level, the accommodation is well planned, whilst gas central heating and double glazing already exist, decoration and updating would allow a buyer to put their own stamp onto what is, at the moment, a blank canvass.

The entrance porch offers access to a central hallway which gives way to a separate dining area, 17ft living room, kitchen, side lobby, bathroom, separate WC and three bedrooms.

Outside the front garden is open plan and continues to the side.

The rear garden is split into two areas, with the first being lawned whilst the second has a natural space. A driveway also gives access to a brick built garage.

An early appointment to view should be made to discover the accommodation on offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

4' 2" x 3' 10" (1.27m x 1.17m)

Double glazed frosted entrance door.

ENTRANCE HALLWAY

Frosted door. Access to loft space (loft ladder). Built-in boiler cupboard, radiator.

LIVING ROOM

17' 0" x 10' 9" (5.18m x 3.27m)

Double glazed frosted window to front elevation. Electric fire and low level storage cupboards under window, two radiators.

DINING AREA

10' 1" x 8' 0" (3.07m x 2.44m)

Double glazed picture window to side elevation, radiator. Open plan to living room.

KITCHEN

8' 11" x 8' 7" (2.72m x 2.61m)

Recessed lighting, double glazed window side elevation, frosted door to side elevation. One and a quarter bowl inset sink unit with mixer taps and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces, wall mounted matching cupboards. Filter hood over four ring gas hob, electric oven. Space for washing machine, space for dishwasher and space for fridge. Tiled splash backs, radiator.

SIDE LOBBY

14' 9" x 13' 0" (4.49m x 3.96m)

Double glazed frosted window to front elevation, double glazed door to garden, courtesy lighting.



BEDROOM ONE

13' 0" x 9' 11" (4.24m x 3.02m)

Double glazed window to front and rear elevations, radiator.

BEDROOM TWO

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

9' 8" x 6' 10" (2.94m x 2.08m)

Double glazed window to rear elevation, radiator.

BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m)

Extractor fan, double glazed window side elevation. Pedestal wash hand basin and panel bath with shower to wall over and screen, radiator.

WC

5' 11" x 2' 8" (1.80m x 0.81m)

Double glazed window to side elevation. Low level WC, part tiled walls.

FRONT GARDEN

Open plan laid mainly to lawn, shrubs and bushes, flower beds. Paved pathway to porch door.

SIDE GARDEN

Laid mainly to lawn.

REAR GARDEN

Split into two areas. First area is laid to lawn with conifers and access to second area which is a natural garden.

GARAGE

17' 4" x 8' 6" (5.28m x 2.59m)

Brick built with power and lighting. Up and over door and courtesy door to garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other feature 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 is given as to their operating or efficiency rates for given. Measurements taken 10/02/20

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 01206 302288

www.townandcountryresidential.co.uk