New Street, Brightlingsea
CO7 0DD
£195,000 Freehold

Town & Country
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9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CHAIN FREE**
- **ESTABLISHED END TERRACE HOUSE**
- **TWO BEDROOMS**
- **TWO RECEPTION ROOMS**
- **CLOAKROOM & FIRST FLOOR BATHROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **APPROX 36FT REAR GARDEN**
- **SHORT WALK TO TOWN CENTRE**
- **CLOSE TO MARINA, BEACHES, LIDO AND SCHOOLING**

CHAIN FREE: CALLING ALL FIRST TIME BUYERS

A brilliant opportunity to acquire this charming two bedroom, two reception end terrace house located just a short walk to the Town Centre, Marina, Beach, Lido and schooling.

The property benefits from most modern features, with gas central heating, double glazing, new carpets, ground floor WC, first floor bathroom, light and airy spacious accommodation and 36ft rear garden.

The residence is offered with No Onward Chain.

CALL US TO VIEW IMMEDIATELY!!

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The accommodation with approximate room sizes are as follows:

LIVING ROOM

13' 1'' x 10' 4'' (3.98m x 3.15m)

Double glazed frosted entrance door, double glazed sash style window to front elevation. Fire surround inset cast grate, radiator.

INNER LOBBY

Stair flight to first floor landing.

DINING ROOM/SECOND RECEPTION

11' 10'' x 10' 4'' (3.60m x 3.15m)

Double glazed sash style window to rear elevation. Fire surround with open grate (not tested), alcove display and storge unit. Storage cupboard under stairs.

KITCHEN

12' 9'' x 6' 10'' (3.88m x 2.08m)

Double glazed window to rear and side elevations, double glazed door to garden. Wall mounted combination gas boiler. Stainless steel single drainer sink unit with mixer tap and cupboards under. Floor standing cupboards, drawers and units with work tops and wall mounted cupboards, tall standing storage unit. Space for washing machine, space for cooker, space for fridge/freezer.

DOWNSTAIRS CLOAKROOM

3' 5'' x 2' 6'' (1.04m x 0.76m)

Double glazed frosted window to side elevation. Low level WC and wash hand basin with tiled splash back.



FIRST FLOOR LANDING
Access to bedrooms and bathroom.

BEDROOM ONE
13' 3'' x 10' 10'' (4.04m x 3.30m)
Double glazed sash style window to front elevation, built-in storage cupboard, radiator.

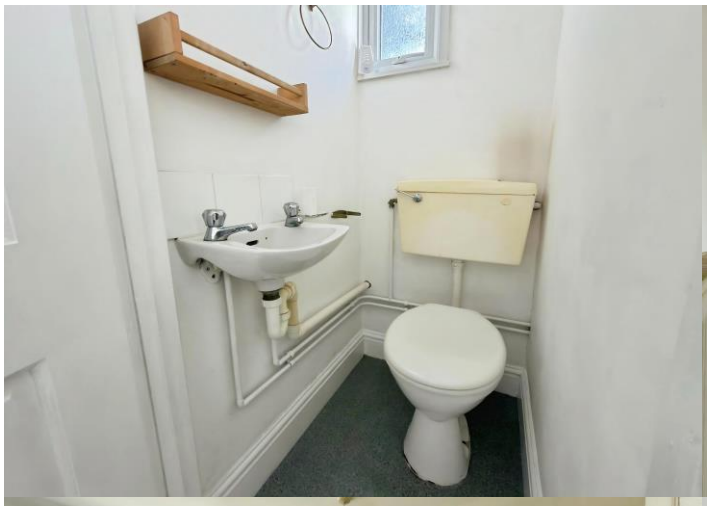
BEDROOM TWO
10' 5'' x 7' 5'' (3.17m x 2.26m)
Double glazed window to rear elevation, radiator. Access to loft space with loft ladder.

FAMILY BATHROOM
7' 1'' x 3' 5'' (2.16m x 1.04m)
Double glazed frosted sash window to rear elevation. Low level WC, wash hand basin with vanity cupboard and panel bath with hand grips and shower over. Fitted cupboards and wall mounted down flow electric heater.

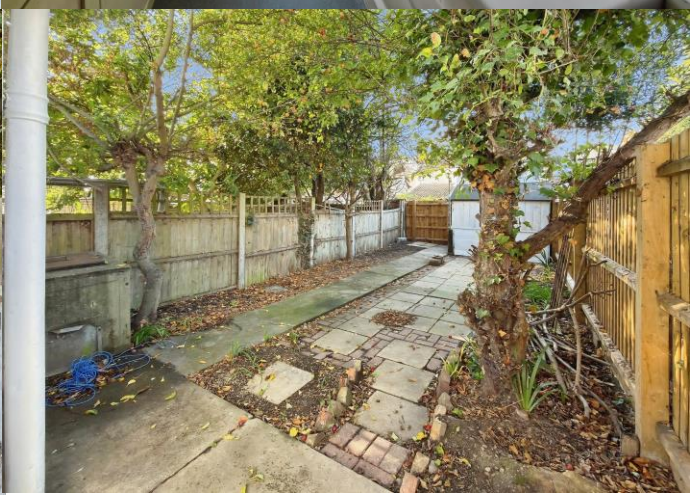
FRONT GARDEN
Brick front boundary wall with stockade fence style gate and pathway to entrance door.

REAR GARDEN
Extending to approximately 36ft. Paved patio area, flower beds and borders, outside water tap, timber shed and rear access.

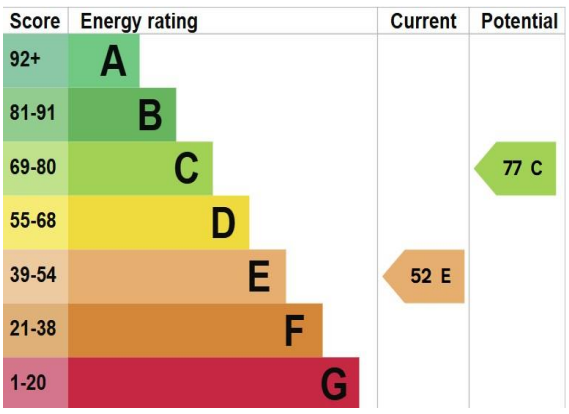
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GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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.
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