

**Red Barn Road, Brightlingsea
CO7 0SJ
£245,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- 17'3" FT KITCHEN/DINER
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- NON-ESTATE LOCATION
- FIRST FLOOR BATHROOM
- ACCESS TO TOWN CENTRE
- OFF ROAD PARKING/DRIVEWAY
- GENEROUS ROOM SIZES

****A WELL PRESENTED HOUSE IDEAL FOR THE YOUNGER FAMILY OR FIRST TIME BUYER****

Two bedroomed end terrace home located close to both the High Street and local schools, this property is ideally suited to first time buyers or a younger growing family.

There are two double bedrooms, separate lounge, kitchen/diner and first floor bathroom.

Outside you have a good size garden with brick built storage shed/workshop and driveway providing off street parking.

DO NOT MISS THIS OPPORTUNITY - Call to View



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

14' 1" x 5' 10" (4.29m x 1.78m)

Double glazed entrance door, stair flight to first floor landing. Storage cupboard under stairs, wood laminate flooring, radiator.

LIVING ROOM

14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed window to front elevation, wood laminate flooring, radiator.

KITCHEN/DINER

17' 3" x 8' 4" (5.25m x 2.54m)

Two double glazed windows to rear elevation, double glazed door to garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under, range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Glazed display unit, corner display unit. Space for washing machine, space for tumble dryer, space for cooker, space for fridge. Tiled flooring, radiator.



FIRST FLOOR LANDING

Access to loft space, built in boiler cupboard, double glazed window to side elevation.

BEDROOM ONE

14' 3" x 10' 5" (4.34m x 3.17m)

Double glazed window to front elevation, two built-in wardrobe cupboards, radiator.

BEDROOM TWO

12' 2" x 9' 6" (3.71m x 2.89m)

Double glazed window to rear elevation, built-in storage cupboard and built in airing cupboard, radiator.

FAMILY BATHROOM

7' 7" x 5' 8" (2.31m x 1.73m)

Double glazed window to side and rear elevations. Low level WC, pedestal wash hand basin and panel bath with Triton shower unit over bath area, shower screen. Tiled walls, wood laminate style flooring, radiator.

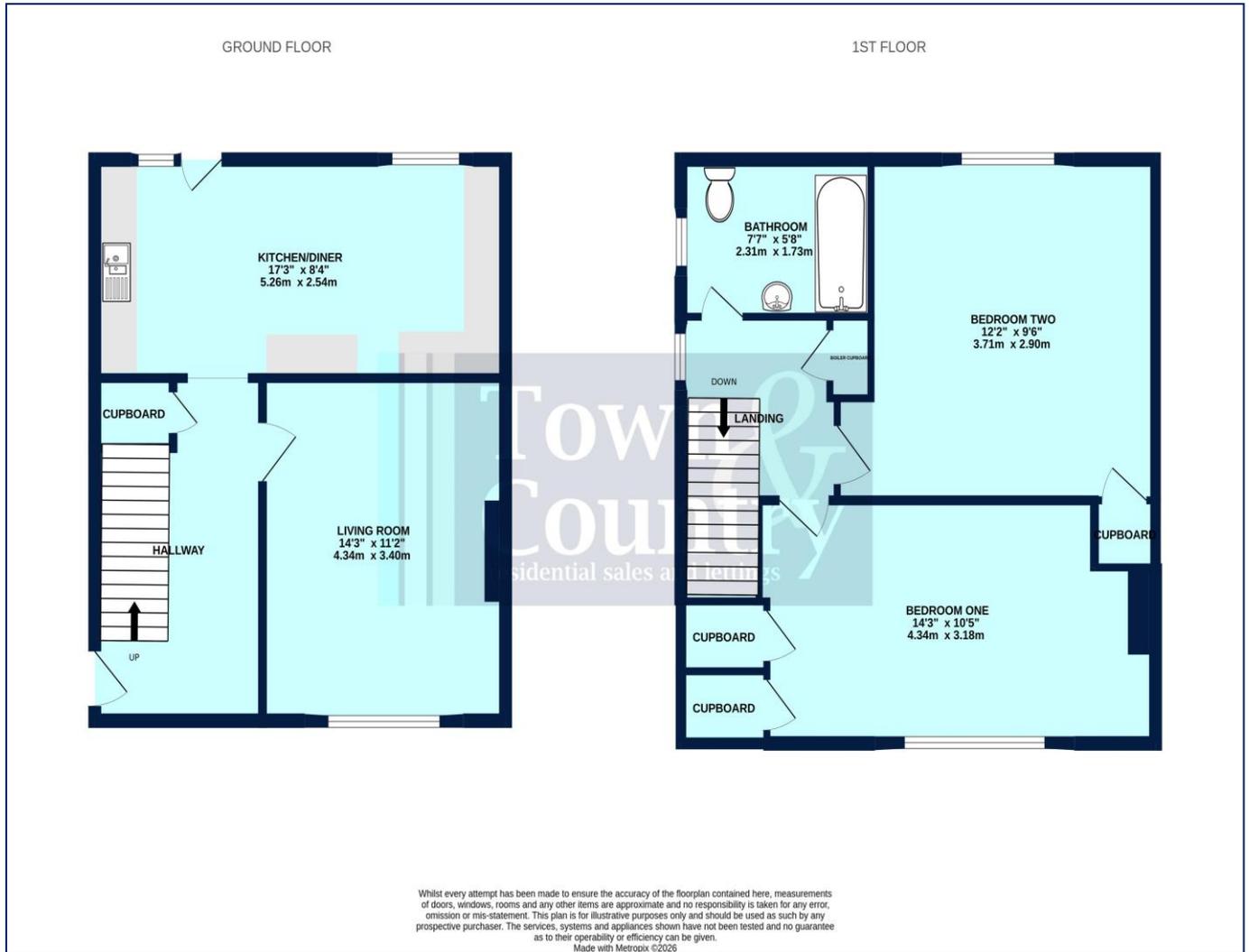
FRONT GARDEN

Open plan laid mainly to lawn with flower beds. Concrete driveway providing off road parking.

REAR GARDEN

Extending to approximately 45ft, south westerly. Brick shed/workshop (8'6 x 6'0 with power and lighting and double glazed window to garden). Paved patio area, laid mainly to lawn, flower beds, aluminium greenhouse, metal style shed. Side access and further brick storage shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.