

**Bellfield Avenue, Brightlingsea
CO7 0NX
£240,000 Freehold**

Town & Country
residential sales and lettings



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



- TWO DOUBLE BEDROOMS
- END TERRACED HOUSE
- NO ONWARD CHAIN
- KITCHEN/DINER
- SEPARATE LOUNGE
- BATHROOM & SEPARATE WC
- GOOD SIZE REAR GARDEN
- BRICK BUILT STORAGE
- OFF STREET PARKING
- CLOSE TO SHOPS AND SCHOOLS

**** CHAIN FREE SALE ****

Two bedroomed semi-detached home located close to both the High Street and local schools, this property is ideally suited to first time buyers.

There are two double bedrooms, separate lounge, kitchen/diner, bathroom and separate WC. Outside you have a fantastic good size garden with brick built storage and driveway providing off street parking.

DO NOT MISS THIS OPPORTUNITY



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

14' 0" x 5' 10" (4.26m x 1.78m)

LOUNGE

14' 0" x 10' 10" (4.26m x 3.30m)

KITCHEN/DINER

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

FIRST FLOOR LANDING

BEDROOM ONE

14' 3" x 10' 4" (4.34m x 3.15m)

BEDROOM TWO

12' 1" x 11' 0" (3.68m x 3.35m)

BATHROOM

5' 9" x 4' 10" (1.75m x 1.47m)

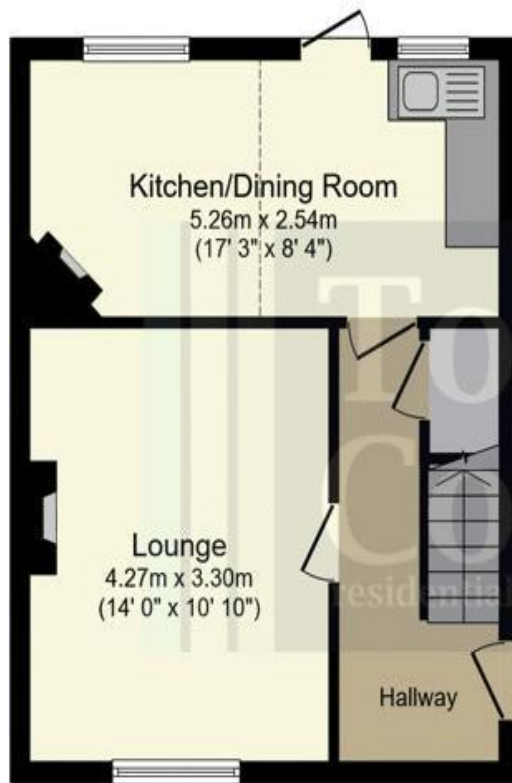
SEPARATE WC

5' 9" x 2' 5" (1.75m x 0.74m)









Ground Floor

Floor area 36.4 sq.m. (392 sq.ft.)



First Floor

Floor area 36.4 sq.m. (392 sq.ft.)

Total floor area: 72.8 sq.m. (784 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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

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