

**North Road, Brightlingsea  
CO7 0PL  
Guide Price £215,000-£225,000  
Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)**



- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- MODERN BATHROOM
- CENTRAL LOCATION
- WELL MAINTAINED
- ESTABLISHED FAMILY HOME

**\*\* ESTABLISHED VICTORIAN SEMI-DETACHED HOME SITUATED IN CENTRAL BRIGHTLINGSEA LOCATION \*\***

A great opportunity to acquire this lovely well presented house just a short stroll from not only the town centre, but also the beach/lido and close to the Marina.

The property is set out over two floors with the ground floor consisting living room, dining room/second reception, kitchen, rear lobby and bathroom.

The first floor leads from the landing with two good sized bedrooms.

Outside there is a small front garden and side access to the rear which is well set out and generous in size.



**The accommodation with approximate room sizes are as follows:**

#### **LIVING ROOM**

11' 2" x 10' 11" (3.40m x 3.32m)

Entrance door and double glazed window to front elevation. Fire alcove/display area, radiator.

#### **DINING ROOM**

14' 7" x 10' 8" (4.44m x 3.25m)

Double glazed windows to rear and side elevations, radiator. Red brick chimney breast, inset display alcove. Under stairs storage cupboard. Stairs leading to first floor landing.

#### **KITCHEN**

11' 11" x 6' 11" (3.63m x 2.11m)

Double glazed window to side elevation. Stainless steel sink and drainer unit with cupboards under. Range of base, drawer and eye level units. Space for cooker, washing machine, dishwasher and fridge/freezer. Tiled flooring.

#### **REAR LOBBY**

6' 10" x 2' 11" (2.08m x 0.89m)

Double glazed door to garden, wall mounted gas boiler. Tiled flooring.

#### **BATHROOM**

6' 10" x 5' 9" (2.08m x 1.75m)

Double glazed frosted window to rear elevation. Low level WC, wash hand basin with cupboard under 'P' shaped bath with shower over and screen. Heated towel rail.



**FIRST FLOOR LANDING**

Loft access.

**BEDROOM ONE**

13' 8" x 9' 11" (4.16m x 3.02m)

Double glazed window to front elevation, radiator. Alcove wardrobe cupboard.

**BEDROOM TWO**

14' 5" x 7' 6" (4.39m x 2.28m)

Double glazed window to rear elevation, fitted cupboard, radiator.

**FRONT GARDEN**

Dwarf brick wall, flower borders. Shared side access.

**REAR GARDEN**

Mainly laid to lawn with shingle and paved areas, Timber decked area, timber shed, timber summer house. Side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.