

**Brightlingsea Road, Thorrington  
CO7 8JH  
£525,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- REFURBISHMENT OPPORTUNITY
- DETACHED THREE BEDROOM HOUSE
- HUGE PLOT EXTENDING TO 3/4 ACRE
- LOUNGE/DINING ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM AND CLOAKROOM
- OUTBUILDINGS
- GARAGE
- BACKING FARMLAND - NO CHAIN

#### INTERESTING REFURBISHMENT OPPORTUNITY

THREE BEDROOM DETACHED HOUSE SITTING ON A LARGE PLOT OF APPROX 3/4 ACRE BACKING ONTO FARMLAND.

WELCOME TO DELAVAL - Coming to the open market after 44 years in the same family, this 3 bedroom detached home is ready to be transformed. With plenty of scope to reimagine and extend stp, the gardens are the real show stopper here.

Fabulous grounds approaching 3/4 acre stretching to open fields, outbuildings, garage, plus an abundance of parking to the side for cars caravans or boat storage.

MASSIVE POTENTIAL - NO CHAIN



The accommodation with approximate room sizes are as follows:

#### ENTRANCE PORCH

Double glazed windows and door leading to:

#### HALLWAY

Stairs leading to first floor landing, window to side, doors to:

#### CLOAKROOM

Window to rear, WC and wash hand basin.

#### LOUNGE/DINER

24' 1" x 17' 1" (7.34m x 5.20m)

Through lounge/diner with Box bay to front and side aspects.(narrowing to 11'.5")

#### KITCHEN

13' 3" x 10' 0" (4.04m x 3.05m)

Window to rear aspect, range of units, space for appliances, cupboard housing gas boiler, door to:

#### CONSERVATORY

14' 3" x 10' 8" (4.34m x 3.25m)

Windows to three sides, door to rear garden.



## **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

15' 0" x 11' 8" (4.57m x 3.55m)

Window to front aspect, bank of fitted wardrobes.

### **BEDROOM TWO**

19' 0" x 13' 0" (5.79m x 3.96m)

Window to side aspect, storage cupboard.

### **BEDROOM THREE**

6' 0" x 6' 0" (1.83m x 1.83m)

Window to front aspect, storage cupboard over stairs.

### **FAMILY BATHROOM**

6' 11" x 6' 0" (2.11m x 1.83m)

### **GARAGE**

Located at the back of the property.

### **EXTERIOR**

#### **FRONT**

Set nicely back from the road with plenty of side access for parking, lawned front garden with mature screening and planting.

#### **REAR**

Stretching to approx 3/4 acre of lawn backing onto farmland.













Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



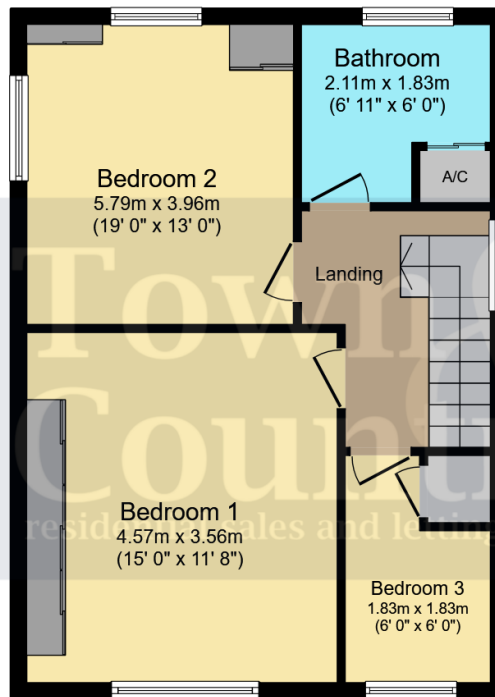
## Floor Plan

Floor area 75.7 sq.m. (815 sq.ft.)

Total floor area: 75.7 sq.m. (815 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](http://www.Propertybox.io)





## First Floor

Floor area 51.9 sq.m. (559 sq.ft.)

Total floor area: 51.9 sq.m. (559 sq.ft.)

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