

**Hastings Place, Brightlingsea
CO7 0PB
Guide Price £270,000 to £280,000
Freehold**



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



- CHAIN FREE
- TERRACED HOUSE
- THREE BEDROOMS
- CLOAKROOM
- FITTED KITCHEN
- 19FT LIVING/DINING ROOM
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- INTEGRAL GARAGE
- DRIVEWAY

CHAIN FREE

**** A GENEROUSLY PROPORTIONED THREE BEDROOM MID-TERRACE HOUSE NESTLED IN THIS LOVELY CUL-DE-SAC LOCATION ****

This property offers a wide range of everyday facilities with gas to radiator heating, double glazing, fitted modern kitchen, ground floor cloakroom, internal personal door to garage, patio doors to the rear garden and separate first floor WC.

The accommodation is set out over two floors with the ground floor comprising, entrance hall, cloakroom, fitted kitchen and lounge/diner.

The first floor leads from the landing with three bedrooms, bathroom and a separate WC.

Outside there is an open plan front garden and enclosed rear garden and an integral garage.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

11' 0" x 2' 10" (3.35m x 0.86m)

Double glazed frosted entrance door, built-in storage cupboard, personal door to garage and wood laminate flooring, radiator.

LIVING/DINING ROOM

18' 11" x 14' 8" (5.76m x 4.47m)

Recessed lighting, double glazed window to rear elevation, double glazed sliding patio doors to garden. Stair flight to first floor landing and storage cupboard under stairs. Radiator and feature vertical radiator.

KITCHEN

8' 7" x 6' 7" (2.61m x 2.01m)

Recessed lighting, double glazed window to front elevation. Stainless steel single drainer sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces, wall mounted matching cupboards, courtesy lighting under units. Concealed filter hood over four ring electric hob with electric oven under, integrated fridge, wood laminate flooring.

CLOAKROOM

4' 1" x 2' 5" (1.24m x 0.74m)

Low level WC and wash hand basin with mixer tap, wood laminate flooring.

GARAGE

18' 0" x 8' 10" (5.48m x 2.69m)

Up and over door, power and lighting connected and personal door to Hall.



FIRST FLOOR LANDING

Recessed lighting, access to loft space (with loft ladder), built-in boiler cupboard with wall mounted gas boiler, radiator.

BEDROOM ONE

12' 1" x 8' 8" (3.68m x 2.64m)

Double glazed window to rear elevation, built-in double wardrobe cupboard and fitted cupboard, radiator.

BEDROOM TWO

10' 3" x 8' 7" (3.12m x 2.61m)

Double glazed window to rear elevation, timber flooring, radiator.

BEDROOM THREE

8' 6" x 8' 7" (2.59m x 2.61m)

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

FAMILY BATHROOM

8' 9" x 5' 2" (2.66m x 1.57m)

Recessed lighting, double glazed frosted window to front elevation Extractor fan, pedestal wash hand basin and panel bath with mixer tap shower spray. Heated towel radiator, fitted cupboard with housing for washing machine.

SEPARATE WC

5' 11" x 2' 9" (1.80m x 0.84m)

Extractor fan, recessed lighting and low level WC.

FRONT GARDEN

Open plan with lawned area, concrete driveway providing off road parking.

REAR GARDEN

Patio area, lawned area, outside water tap and outside power point.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 49.9 sq.m. (537 sq.ft.)

First Floor

Floor area 41.1 sq.m. (442 sq.ft.)

Total floor area: 90.9 sq.m. (979 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

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