

**Station Road, Brightlingsea  
CO7 0BT  
£200,000 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)**



- CHAIN FREE
- THREE BEDROOMS
- TWO RECEPTIONS
- TWO BATHROOMS
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- TOWN CENTRE LOCATION
- ACCESS TO MARINA AND FACILITIES
- GENEROUS REAR GARDEN
- SIDE ACCESS

### SEARCHING FOR YOUR FIRST HOME?

This three bedroom semi-detached house is the perfect starter home or investment opportunity and being offered with NO CHAIN.

Close to the town centre and water front of this historic Cinque Port Town, with its schooling and shopping facilities all close by.

The added benefits of this house is that it offers lounge and separate dining room and three first floor bedrooms, in addition there is a ground floor bathroom and first floor shower room.

The property is also complemented by gas fired central heating and double glazing. To the rear there is a generous rear garden, in all well worth viewing.



The accommodation with approximate room sizes are as follows:

**LIVING ROOM**

11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed entrance door, double glazed window to front elevation. High level storage/display cupboard, radiator.

**INNER HALL**

Staircase to first floor landing.

**DINING ROOM**

10' 8" x 8' 7" (3.25m x 2.61m)

Double glazed window to rear elevation, fireplace and surround, storage cupboard under stairs (with light). Wood laminate flooring, radiator.

**KITCHEN**

9' 11" x 6' 4" (3.02m x 1.93m)

Double glazed window to side elevation, double glazed frosted door to side. Stainless steel sink unit with cupboards under, range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted cupboards. Space for washing machine. Four ring electric hob, electric oven under, tiled flooring.

**BATHROOM**

7' 0" x 6' 7" (2.13m x 2.01m)

Extractor fan, double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin, with tiled splash back and panel bath with tiled splash backs. Radiator, strip light/shaver point.



#### **FIRST FLOOR LANDING**

Radiator, doors to:

#### **BEDROOM ONE**

12' 1" x 9' 9" (3.68m x 2.97m)

Double glazed window to front elevation, range of wall to wall fitted wardrobe cupboards, radiator. There is also access to the Jack and Jill shower room.

#### **BEDROOM TWO**

10' 5" x 8' 8" (3.17m x 2.64m)

Double glazed window to rear elevation, borrowed light window to landing, radiator. Access to Jack and Jill shower room.

#### **BEDROOM THREE**

9' 10" x 6' 2" (2.99m x 1.88m)

Double glazed window to side elevation, radiator. Wall mounted gas fired boiler.

#### **JACK AND JILL SHOWER ROOM**

6' 9" x 5' 1" (2.06m x 1.55m)

Access to loft space, double glazed window to side elevation. Low level WC, pedestal wash hand basin and corner shower with Triton shower unit and curved screen doors.

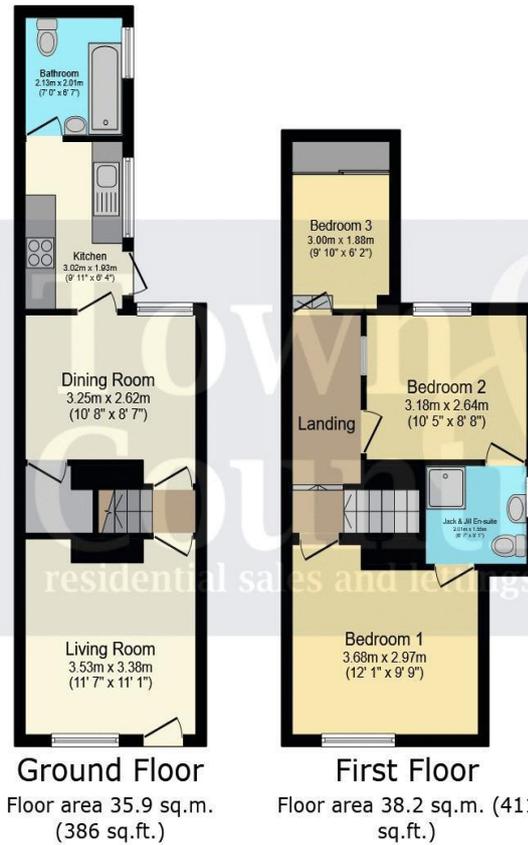
#### **REAR GARDEN**

Approximately 70ft in length commencing with concrete patio area, laid mainly to lawn. Outside power point, further rear patio and two timber sheds.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area: 74.1 sq.m. (797 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

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.