

**Tower Street, ,
CO7 0AN**

Monthly Rental Of £1,500.00



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- **3 BEDROOM FAMILY HOME**
- **OFF ROAD PARKING**
- **SPACIOUS LOUNGE**
- **OPEN PLAN KITCHEN / DINER**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**
- **MATURE REAR GARDEN**
- **DEPOSIT REQUIRED**
- **AVAILABLE END OF JULY**

**** DETACHED 3 BEDROOM FAMILY HOME ****

Centrally located just a 5 minute walk to the Town Centre & Waterfront. We are delighted to offer this family property which features off road parking. The accommodation includes open plan living room into extended kitchen/dining area which features wonderful roof lights as well as bi-fold patio doors that open onto the garden. Upstairs there are 3 bedrooms with a family bathroom. There is gas central heating & double glazing throughout. Mature rear garden.

**** AVAILABLE END OF JULY ****

Holding deposit equal to 1 weeks rent
Tenancy deposit equal to 5 weeks rent
Guarantor may be required
Non-smokers only

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The accommodation with approximate room sizes are as follows:

HALLWAY

Laminated flooring, radiator

LOUNGE

24' 5" x 9' 11" (7.44m x 3.02m)

Bay window to front, wooden flooring, two radiators, feature fire place with log burner, spot lights

KITCHEN/DINER

23' 7" x 18' 3" (7.18m x 5.56m) narrowing to 6'11" (2.1m)

Windows to side and bi fold doors to rear leading onto the rear garden, laminated flooring, fitted kitchen comprising of fitted wall and base units, gas Range cooker, sink with drainer, work surface, fridge/freezer, washing machine, tumble dryer, dishwasher, dining area with Velux Roof Lights

BEDROOM 1

12' 2" x 11' 7" (3.71m x 3.53m)

Window to front, fitted wardrobes, carpet, radiator, centre light

BEDROOM 2

12' 3" x 8' 8" (3.73m x 2.64m)

Window to rear, storage area, carpet, radiator, centre light

BEDROOM 3

9' 0" x 6' 1" (2.74m x 1.85m)

Window to rear, fitted wardrobes, carpet, radiator, centre light



FAMILY BATHROOM

5' 6" x 5' 11" (1.68m x 1.80m)

Window to front, tiled flooring, panelled bath with Fountain Shower, shower screen, low level WC, vanity hand basin, heated towel rail, part tiled walls

REAR GARDEN

Laid to lawn with shrubs