Planton Way, Brightlingsea
CO7 0LB
£295,000 Freehold

Town & Country
residential sales and lettings

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

Town & Country
residential sales and lettings

- **THE DESIRABLE MANOR DEVELOPMENT**
- **SEMI-DETACHED BUNGALOW**
- **TWO BEDROOMS**
- **MODERN KITCHEN**
- **IMMACULATE CONDITION THROUGHOUT**
- **ENTRANCE PORCH**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **GARAGE**
- **AMPLE OFF ROAD PARKING**

COME AND TAKE A LOOK AT THIS IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW POSITIONED ON THE REPUTED MANOR DEVELOPMENT

Situated in one of Brightlingsea's most desirable locations this lovely property has been improved to a high standard and is located close to the town centre, Marina and the Lido/beaches.

Internally it is set out over one level, comprising of two bedrooms, one of which is currently used a dining room with access to a light and airy conservatory over looking the rear garden. There is a modern kitchen, large and well-lit living room (with log burner) and main remodelled bathroom.

Externally there is a well-stocked rear garden, with access to a single garage.

To the front there is a spacious paved driveway, providing ample off-road parking and leading to the garage.

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

The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH
7' 1'' x 2' 10'' (2.16m x 0.86m)
Double glazed entrance door, double glazed windows to side elevation. Polycarbonate style roof.

ENTRANCE HALLWAY
12' 7'' x 2' 11'' (3.83m x 0.89m)
Built-in storage cupboard, built-in meter/storage cupboard. Wood laminate flooring, radiator.

LIVING ROOM
16' 6'' x 10' 8'' (5.03m x 3.25m)
Double glazed window to front elevation. Chimney alcove inset log burner. Wood laminate flooring, radiator.

KITCHEN
13' 3'' x 6' 6'' (4.04m x 1.98m)
Double glazed door and window to rear garden. Ceramic style sink unit with drainer and mixer tap inset to work top with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching units. Space for washing machine, space for tumble dryer and alcove for fridge/freezer. Filter hood over four ring electric hob, built-in oven and microwave and tiled splash backs. Wood laminate flooring, radiator.

BEDROOM ONE
14' 4'' x 8' 10'' (4.37m x 2.69m)
Double glazed window to front elevation. Double built-in wardrobe cupboard, two further double fitted wardrobes with high level storage cupboards over bed alcove. Wood laminate flooring, radiator.

BEDROOM TWO/DINING ROOM
9' 7'' x 7' 2'' (2.92m x 2.18m)
Double glazed window to side elevation. Wood laminate flooring, radiator. Double glazed French doors to conservatory.

CONSERVATORY
12' 9'' x 8' 9'' (3.88m x 2.66m)
Polycarbonate roofing, borrowed light windows to side elevation and double glazed windows to two further elevations. Power connected and double glazed French doors to garden.

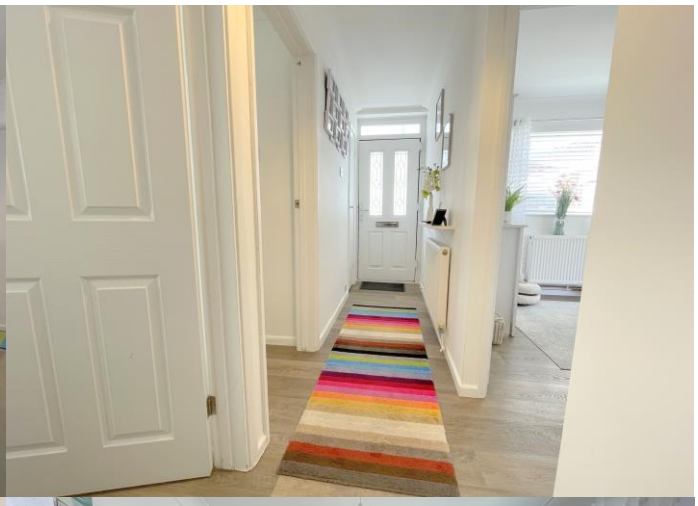
BATHROOM
6' 6'' x 5' 5'' (1.98m x 1.65m)
Double glazed frosted window to rear elevation. Extractor fan/light, drop light switch. Low level WC, wash hand basin with vanity cupboard under and double walk in shower unit with shower and screen. Tiled walls and tiled flooring, radiator.

FRONT GARDEN
Open plan with block paving with shrub borders. Ample off street parking.

GARAGE
17' 0'' x 8' 11'' (5.18m x 2.72m)
Up and over door, power and lighting connected. Double glazed personal door to garden.

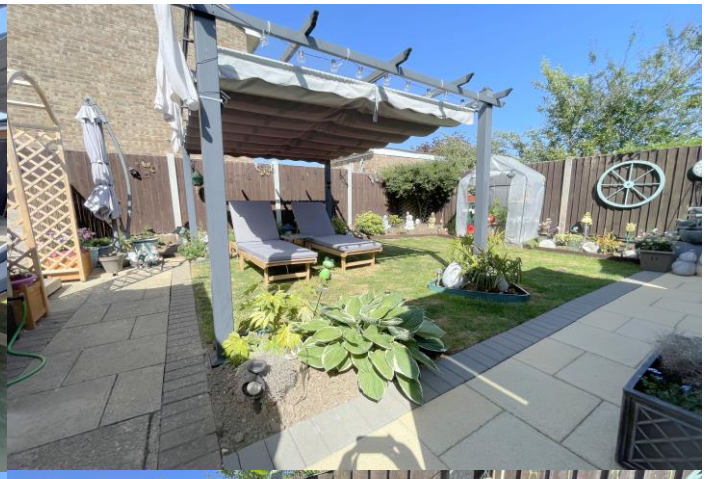
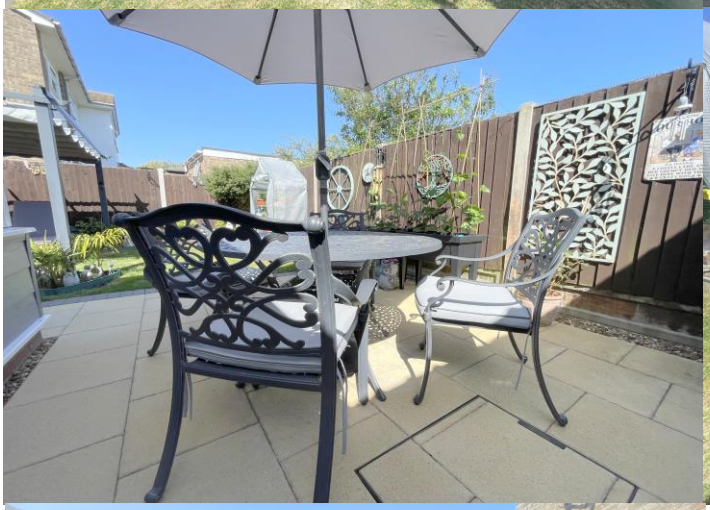
REAR GARDEN
Paved patio area, outside water tap. Lawned area with flower beds. Steps up to decked area ideal for hot tub or further seating area.

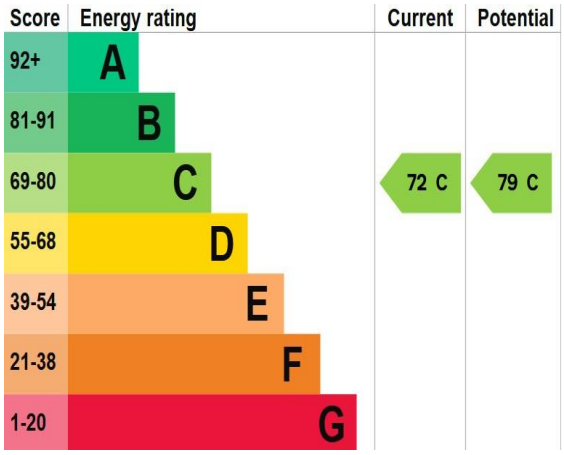
Town & Country
residential sales and lettings



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

Town & Country
residential sales and lettings



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

Town & Country
residential sales and lettings

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.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk