

**Elizabeth Way, Brightlingsea
CO7 0LR
£315,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- JUST MINUTES WALK TO THE TOWN CENTRE
- QUIET CUL-DE-SAC
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- 22FT KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- MATURE REAR GARDEN
- OFF ROAD PARKING PLUS GARAGE
- GAS CENTRAL HEATING/DOUBLE GLAZING

**** FANTASTIC LOCATION CLOSE TO TOWN CENTRE WITH LOTS OF SPACE ON OFFER ****

This three bedroom chalet house is located just a few minutes walk away from the town centre in a quiet cul-de-sac.

To the ground floor you will find the lounge which opens into the dining room, 22ft spacious kitchen/breakfast room which overlooks the garden, the third bedroom which could also be utilised as an office or study room and a cloakroom.

To the first floor there are a further two double bedrooms and the family bathroom.

Outside to the front there is off-road parking for numerous vehicles VIA A DRIVEWAY (more at the front if needed) as well as access to the garage which has power and light. The pretty rear garden is mainly lawn with a patio area, low maintenance borders as well as a garden shed.

TAKE A VIEWING TO SEE FOR YOURSELF THE SPACE ON OFFER - NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

7' 11" x 4' 9" (2.41m x 1.45m)

Windows to front and side aspects, uPVC partially glazed entrance door, parquet flooring, centre light.

ENTRANCE HALL

Glazed door, parquet flooring, centre light, radiator, stairs to first floor landing.

LOUNGE

14' 2" x 11' 11" (4.31m x 3.63m)

Window to front aspect, carpet flooring, centre and wall mounted lights, radiator, feature fireplace, opening into:

DINING ROOM

10' 10" x 8' 0" (3.30m x 2.44m)

Vinyl flooring, centre light, radiator.

BEDROOM THREE/HOME OFFICE

11' 1" x 8' 0" (3.38m x 2.44m)

Windows to front, rear and side aspects, vinyl flooring, centre light, radiator.

KITCHEN/BREAKFAST ROOM

22' 3" x 9' 11" (6.78m x 3.02m)

Door to side, patio doors to rear, windows to side aspects, tiled flooring, centre lights, two radiators. Country style range of wall and base units with contrasting worktop, integrated composite sink drainer, space for Range cooker with extractor over, washing machine, fridge/freezer, partially tiled walls.

CLOAKROOM

5' 1" x 2' 6" (1.55m x 0.76m)

Obscured window to side aspect, tiled flooring, centre light. Low level WC and wall mounted hand basin.



FIRST FLOOR LANDING

Window to side aspect. Doors to:

BEDROOM ONE

13' 1" x 9' 3" (3.98m x 2.82m)

Window to front aspect, vinyl flooring, centre light, radiator, mirrored fitted wardrobes.

BEDROOM TWO

9' 9" x 9' 1" (2.97m x 2.77m)

Window to rear aspect, vinyl flooring, centre light, radiator.

FAMILY BATHROOM

8' 3" x 5' 11" (2.51m x 1.80m)

Window to rear aspect, vinyl flooring, centre light. Panelled bath with electric wall-mounted shower over, low level WC, pedestal wash hand basin, partially tiled walls, airing cupboard.

EXTERIOR

FRONT

Driveway to side with parking for a number of vehicles, access to garage.

REAR

Laid to lawn, mature shrubs to borders, patio area, garden shed.



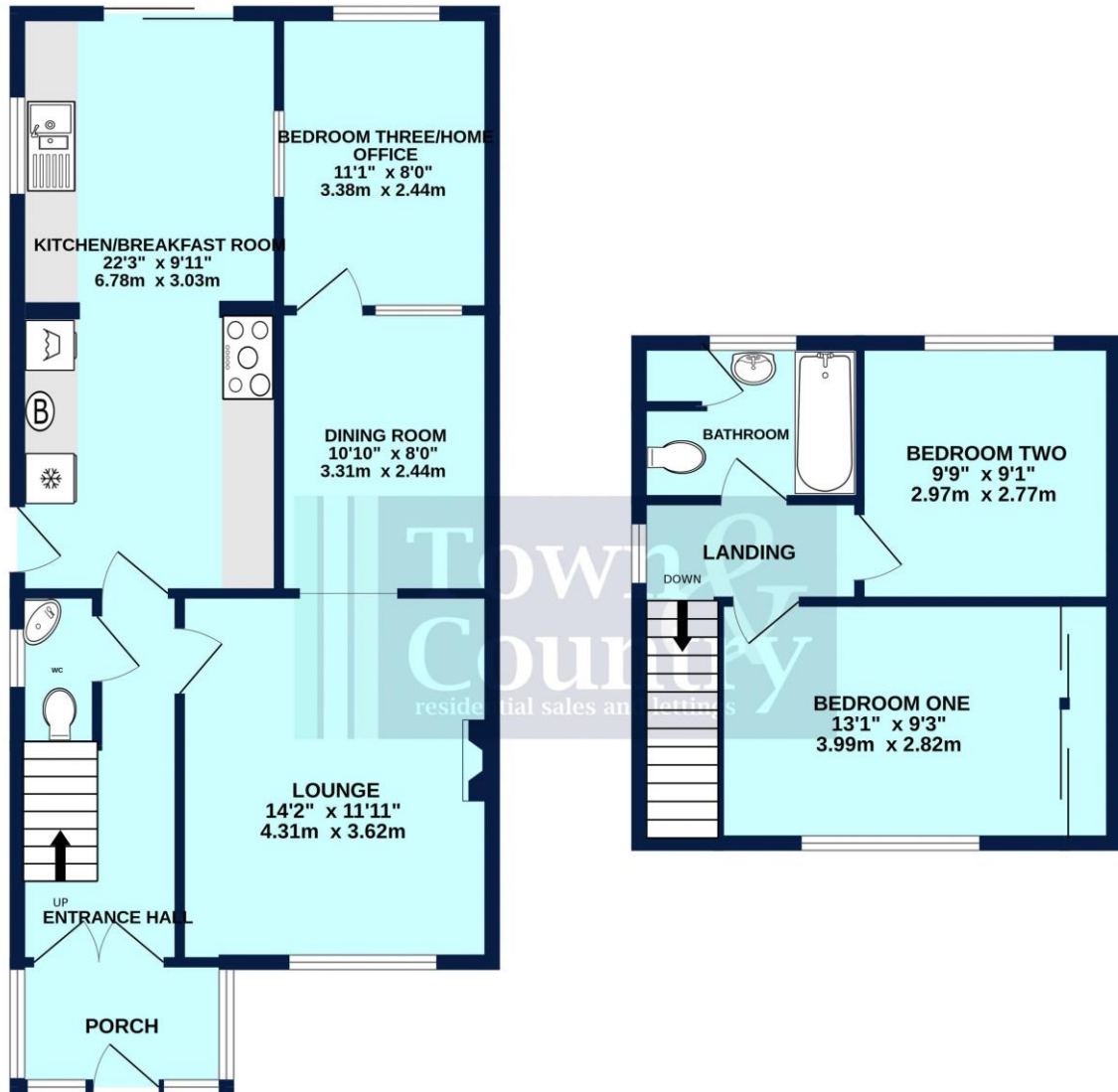




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



ELIZABETH WAY

TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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