

**Fordwich Road, Brightlingsea  
CO7 0RE  
Guide Price £375,000 Freehold**

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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **RECENTLY RENOVATED**
- **FOUR DOUBLE BEDROOMS**
- **CONTEMPORARY FITTED KITCHEN**
- **TWO GROUND FLOOR BEDROOMS**
- **FAMILY BATHROOM & SHOWER ROOM**
- **DOUBLE GLAZED WINDOWS & DOORS**
- **LOUNGE**
- **WEST FACING GARDEN with PATIO**
- **OFF ROAD PARKING**
- **NO ONWARD CHAIN**

**\*\* RECENTLY REFURBISHED & EXTENDED - MUST BE SEEN \*\***

This four bedroom semi-detached chalet bungalow has undergone a complete renovation, downstairs the property features a lounge, contemporary fitted kitchen with patio doors opening out onto the patio area, two double bedrooms and a family bathroom.

The first floor comprises of two double bedrooms and a large shower-room.

Outside, both the front and rear gardens have been re-modelled with a patio, laid to lawn, fenced borders as well as off road parking for up to three vehicles. If you are looking for a "turn key" property, this is definitely not to be missed.



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE HALL**

Contemporary uPVC entrance door, carpet flooring, inset spot lights, radiator.

**KITCHEN**

11' 9" x 10' 9" (3.58m x 3.27m)

Sliding door to rear, window to side aspect, tiled flooring, inset spot lights, radiator. Range of contemporary high gloss wall and base units with a contrasting worktop, composite sink/drain, integrated dishwasher, washing machine, fridge/freezer, electric oven, electric hob with extractor over.

**LOUNGE**

13' 7" x 11' 3" (4.14m x 3.43m)

Window to rear aspect, carpet flooring, centre light, radiator. Wall mounted TV and data points.

**BEDROOM THREE**

14' 5" x 11' 2" (4.39m x 3.40m)

Window to front aspect, carpet flooring, centre light, radiator. Wall mounted TV and data points.

**BEDROOM FOUR**

11' 9" x 9' 9" (3.58m x 2.97m)

Window to front, carpet, centre light, radiator, wall mounted TV and data points.

**FAMILY BATHROOM**

7' 9" x 6' 6" (2.36m x 1.98m)

Obscured window to side aspect, tiled flooring, inset spot lights. Bathroom suite comprising of panelled bath, combination vanity unit, separate shower enclosure with rain waterfall & body shower, heated towel rail and fully tiled walls.



#### **FIRST FLOOR LANDING**

Carpet flooring, inset spot lights, radiator, cupboard housing the boiler.

#### **BEDROOM ONE**

13' 7" x 11' 4" (4.14m x 3.45m)

Window to rear aspect, carpet flooring, inset spot lights, radiator, two storage cupboards. Wall mounted TV and data points.

#### **BEDROOM TWO**

13' 7" x 8' 10" (4.14m x 2.69m)

Window to rear, carpet flooring, inset spot lights, radiator. Wall mounted TV and data points.

#### **SHOWER ROOM**

Velux roof light, tiled flooring, inset spot lights. Suite comprising of vanity unit, low level WC, shower enclosure with rain waterfall & body shower, heated towel rail and partially tiled walls.

#### **EXTERIOR**

##### **FRONT**

Hard landscaped with block paved and shingle drive, post and rail fencing with newly planted laurel hedge, side access to rear garden.

##### **REAR**

Patio, laid to lawn, fencing to borders.

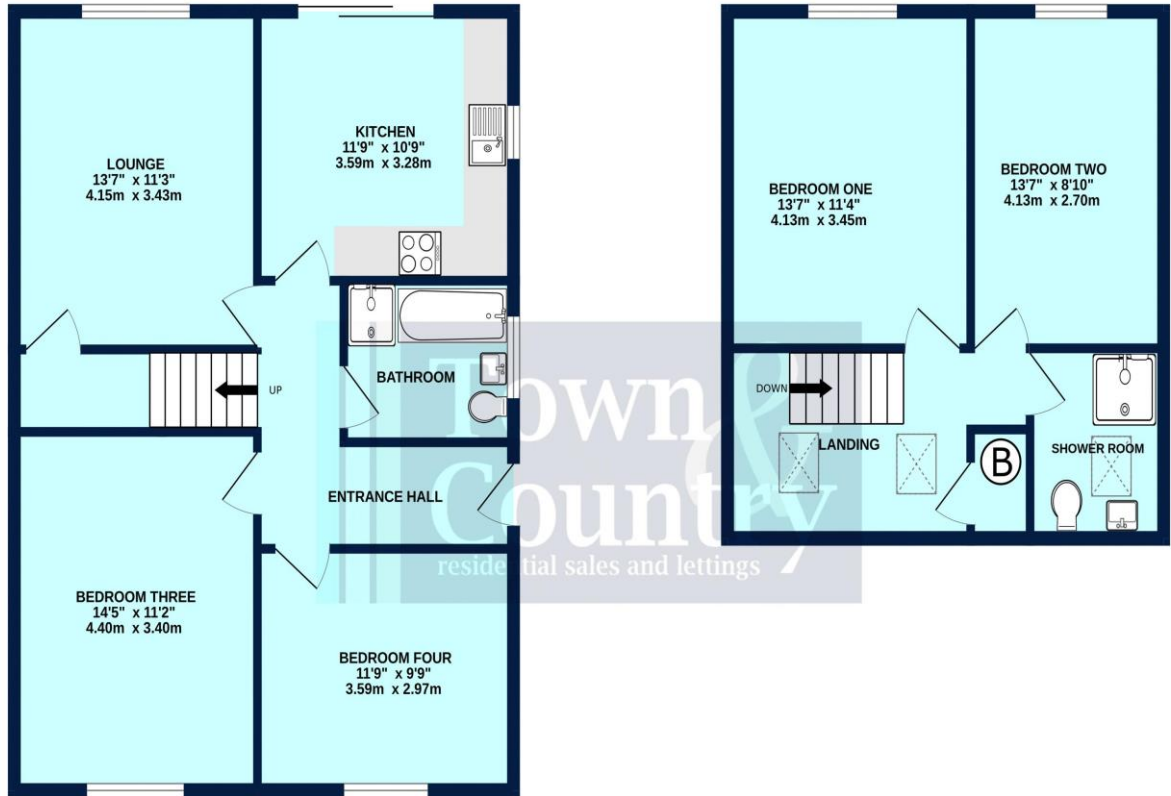




Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



FORDWICH ROAD

TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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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