

**Richard Avenue, Brightlingsea  
CO7 0LX  
Guide Price £295,000**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- GOOD SIZED KITCHEN
- FAMILY BATHROOM
- MATURE REAR GARDEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING & GARAGE
- MINUTES WALK TO TOWN CENTRE
- NO ONWARD CHAIN

**\*\* TWO BEDROOM DETACHED BUNGALOW CLOSE TO TOWN CENTRE \*\***

This bungalow, which is located just a minutes walk away from the Town Centre in one of the most sought after locations in Brightlingsea, has been recently decorated with new carpets and flooring fitted.

There is a spacious lounge, two double bedrooms, family bathroom and good size kitchen with lots of storage. To the front you have off road parking as well as a garage with an electric door.

At the rear there is a mature garden laid to lawn with shrubs as well as a patio area and garden shed.

**\*\* NO CHAIN \*\***



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

#### **ENTRANCE HALL**

uPVC partially glazed entrance door, window to front aspect, vinyl flooring, centre light, radiator, storage cupboard.

#### **LOUNGE**

12' 1" x 11' 0" (3.68m x 3.35m)

Patio doors to rear, carpet flooring, centre light, radiator.

#### **KITCHEN/BREAKFAST ROOM**

11' 11" x 10' 4" (3.63m x 3.15m)

Window to rear aspect, door to side, vinyl flooring, centre light, radiator. Range of base units, electric cooker/oven, stainless steel sink/drainers, space for washing machine, dishwasher, fridge/freezer, three storage cupboards, larder, loft access.

#### **BEDROOM ONE**

11' 11" x 13' 8" (3.63m x 4.16m)

Window to front aspect, carpet flooring, centre light, radiator.

#### **BEDROOM TWO**

13' 8" x 12' 0" (4.16m x 3.65m)

Window to front aspect, carpet flooring, centre light, radiator, feature fireplace.

#### **FAMILY BATHROOM**

Obscured window to rear aspect, tiled flooring, centre light. Panelled bath with electric shower over, low level WC, pedestal wash hand basin, partially tiled walls, heated towel rail.



## **EXTERIOR**

### **FRONT**

Walled front garden with mature shrubs and laid to lawn, off road parking, single garage with electric garage door and with light and power, access to rear garden.

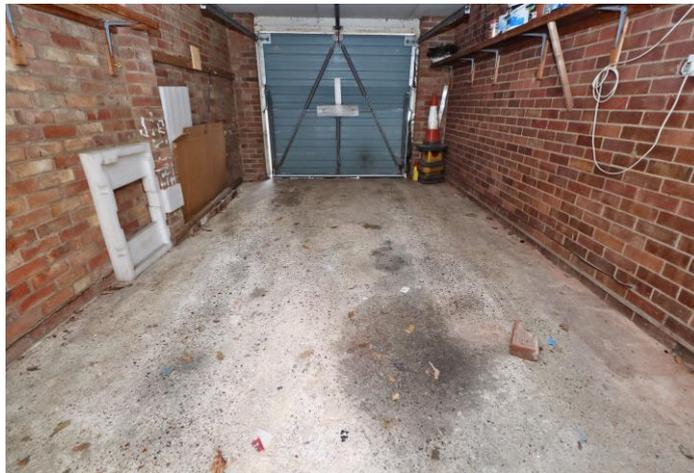
### **REAR**

Laid to lawn, small pond, mature trees and shrubs, garden shed, access to road.

## **AGENT'S NOTES**

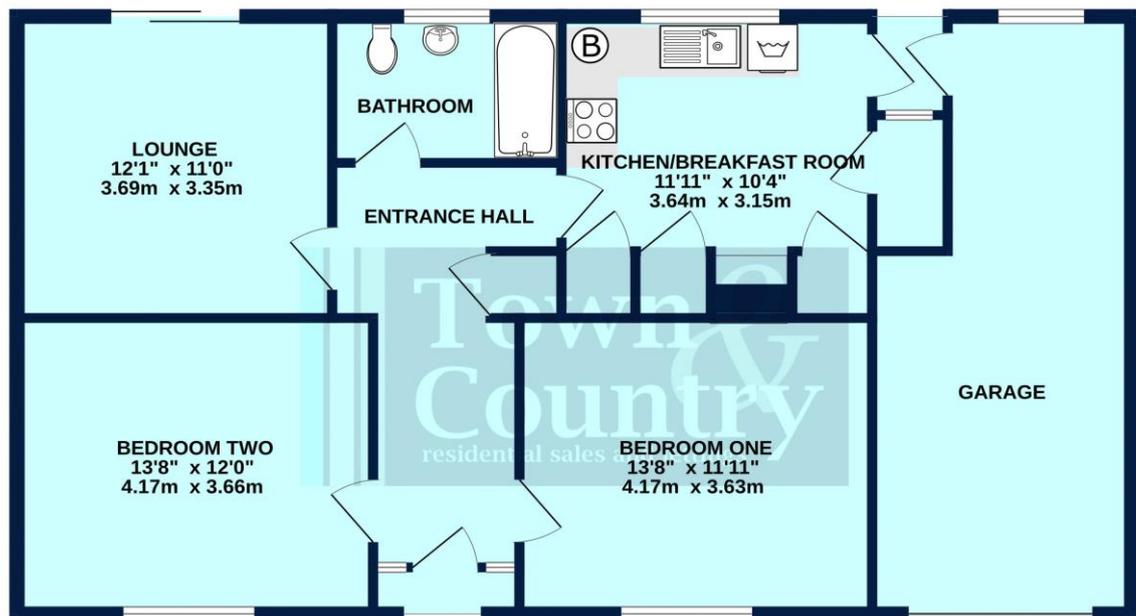
The Vendor has advised us that property has solar panels with battery storage which supplement the electricity supply during the correct conditions.





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

1019 sq.ft. (94.7 sq.m.) approx.



RICHARD AVENUE

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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