Sydney Street, Brightlingsea
CO7 0BD
£240,000 Freehold

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOM END TERRACE COTTAGE**
- **FORMER BAKERY WITH LARGER THAN AVERAGE ROOMS**
- **LIVING ROOM (WITH LOG BURNER)**
- **DINING ROOM/SECOND RECEPTION**
- **BRIGHT AND AIRY KITCHEN**
- **FAMILY BATHROOM**
- **GROUND FLOOR STUDY/BEDROOM**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **DELIGHTFUL OUTSIDE ENTERTAINING AREA**
- **NO ONWARD CHAIN**

TOWN AND COUNTRY RESIDENTIAL are pleased to bring to the market A SLICE OF BRIGHTLINGSEA'S HISTORY!

This delightful former bakery is no ordinary home. This larger than average three bedroom end terrace cottage is located in the ever popular lower Brightlingsea area just minutes from the waterfront, with two reception rooms, bright and airy kitchen, family bathroom, gas central heating and double glazing plus a welcoming outside area ideal for entertaining.

NO ONWARD CHAIN.

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The accommodation with approximate room sizes are as follows:

DINING ROOM
13' 4'' x 13' 4'' (4.06m x 4.06m)
Part glazed entrance door, double glazed window to front elevation. Four wall light points. Staircase to first floor landing and storage cupboard under stairs, radiator.

LIVING ROOM
13' 4'' x 11' 3'' (4.06m x 3.43m)
Double glazed window to side elevation. Fireplace with multi-fuel burner and wooden mantle, 4 wall light points, radiator.

KITCHEN
12' 8'' x 9' 8'' (3.86m x 2.94m)
Double glazed window to side elevation, double glazed French doors leading to side garden. Ceramic style single drainer sink unit inset to work top with cupboards under. Range of wall and base units with work surfaces, tiled splash backs. Stainless steel filter hood over a four ring gas hob with electric oven under. Space for washing machine, space for dishwasher, and wall mounted gas boiler. Tiled flooring, radiator. Feature mock beam, opening to lobby and doors leading to bathroom and bedroom.

REAR LOBBY
6' 9'' x 4' 1'' (2.06m x 1.24m)
Doors to bedroom three/office and bathroom.

BEDROOM THREE/OFFICE
9' 11'' x 9' 0'' (3.02m x 2.74m)
Double glazed window to side elevation, radiator.

FIRST FLOOR LANDING

Access to loft space and doors to:

BEDROOM ONE

13' 3'' x 11' 3'' (4.04m x 3.43m)

Two Double glazed window to rear elevation. Fireplace with mantle, two radiators.

BEDROOM TWO

13' 4'' x 10' 5'' (4.06m x 3.17m)

Double glazed window to front elevation. Storage cupboard over stairs, radiator.

REAR GARDEN

Patio area, part laid to artificial lawn. Outside water tap, enclosed by fenced boundary, side access.

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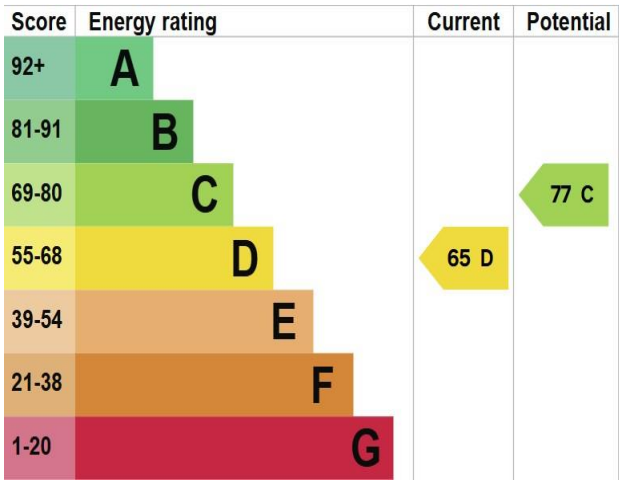

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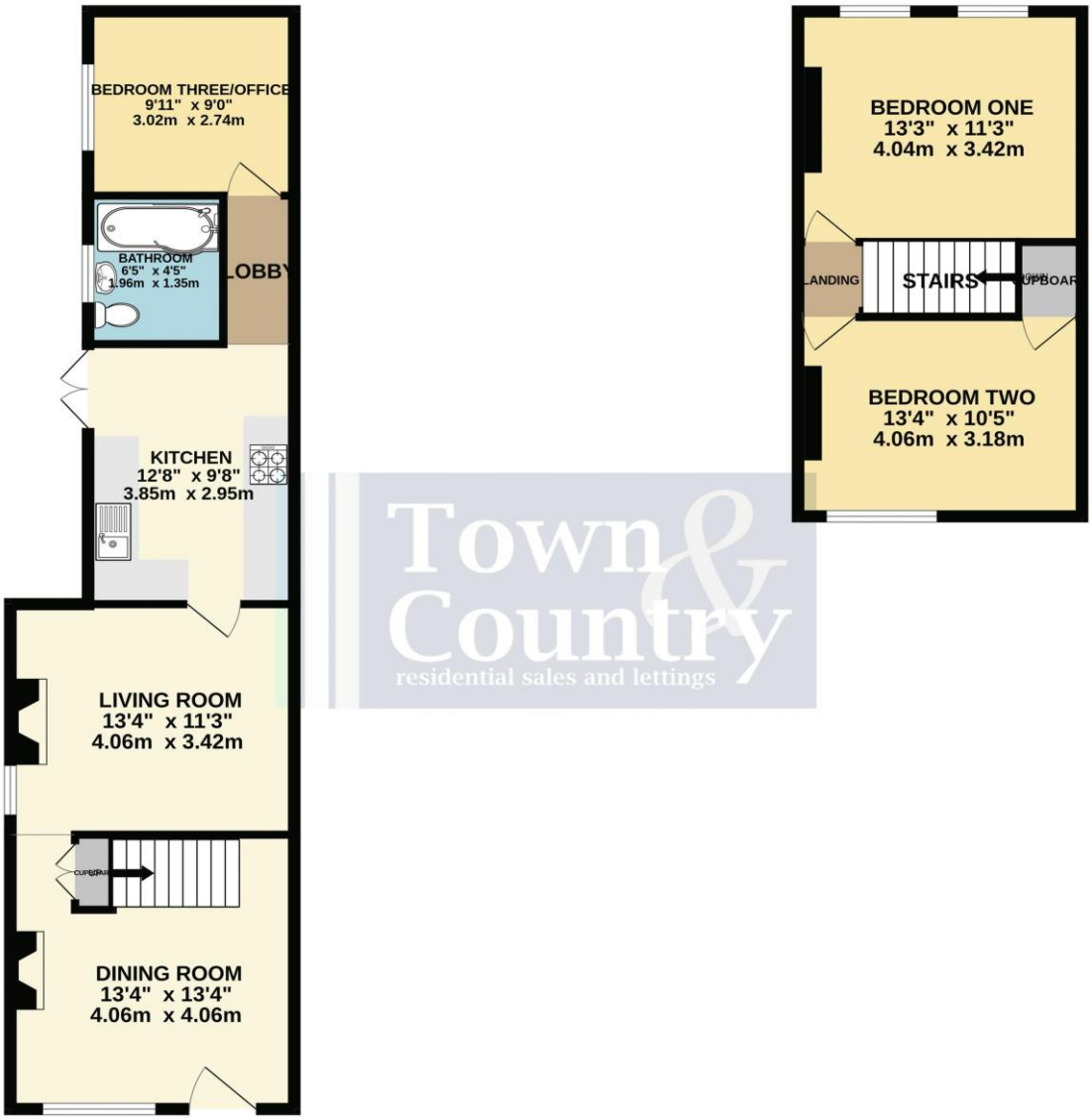
GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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