

**Maltings Road, Brightlingsea
CO7 0RG
£295,000 Freehold**

**Town &
Country**
residential sales and lettings



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



- CHAIN FREE
- SEMI-DETACHED BUNGALOW
- LATERAL LIVING
- THREE BEDROOMS
- 17FT LIVING ROOM
- OIL HEATING
- DOUBLE GLAZING
- GARAGE AND AMPLE PARKING
- WALKING DISTANCE TO LOCAL SUPERMARKET
- ACCESS TO TOWN CENTRE, SCHOOLING, MARINA & LIDO/BEACHES

****CHAIN FREE: A FABULOUS THREE BEDROOM SEMI-DETACHED BUNGALOW OFFERING ONE LEVEL LATERAL LIVING****

A great opportunity to acquire this well planned property which is located close to a major supermarket and within just a short distance to the town centre, Marina, Lido and beach.

The residence is presented in good order and offers entrance hall, 17ft living room, kitchen, conservatory, bathroom and three bedrooms.

Outside there is an open plan front garden and ample off road parking giving access to a garage. The rear garden has a south easterly aspect and is generous in size.

NO CHAIN.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door and matching side panel. Access to loft space, wall mounted thermostat. Wood laminate flooring, radiator.

LIVING ROOM

17' 0" x 11' 3" (5.18m x 3.43m)

Double glazed window to conservatory. Three wall light points, fire surround with inset electric coal effect fire. Wood laminate flooring, radiator.

KITCHEN

11' 1" x 9' 10" (3.38m x 2.99m)

Double glazed frosted window to side elevation, double glazed window to conservatory and double glazed door to conservatory. One and a quarter bowl inset sink unit with mixer taps and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work surfaces and wall mounted matching cupboards. Concealed filter hood over a four ring electric hob, electric oven under. Space for fridge, tiled flooring.

CONSERVATORY

24' 1" x 7' 2" (7.34m x 2.18m)

Polycarbonate style roofing, two wall light points. Double glazed windows to two elevations, glazed door to garden. Power and lighting, water tap. Storage units with space under, space for washing machine, space for fridge. Floor standing oil boiler. Tiled flooring.



BEDROOM ONE

14' 7" x 9' 9" (4.44m x 2.97m)

Double glazed window to front elevation, wood laminate flooring, radiator

BEDROOM TWO

10' 0" x 7' 7" (3.05m x 2.31m)

Double glazed window to front elevation, radiator.

BEDROOM THREE

10' 0" x 7' 7" (3.05m x 2.31m)

Double glazed window to side elevation, radiator.

BATHROOM

8' 9" x 5' 11" (2.66m x 1.80m)

Double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap shower spray and wall mounted Triton shower unit. Built-in airing cupboard, tiled splash backs, tiled flooring, heated towel radiator.

FRONT GARDEN

Laid mainly to lawn with flower beds and borders, patterned concrete driveway with ample off road parking and access to garage. Side access.

GARAGE

Up and over door, power and lighting. Oil tank.

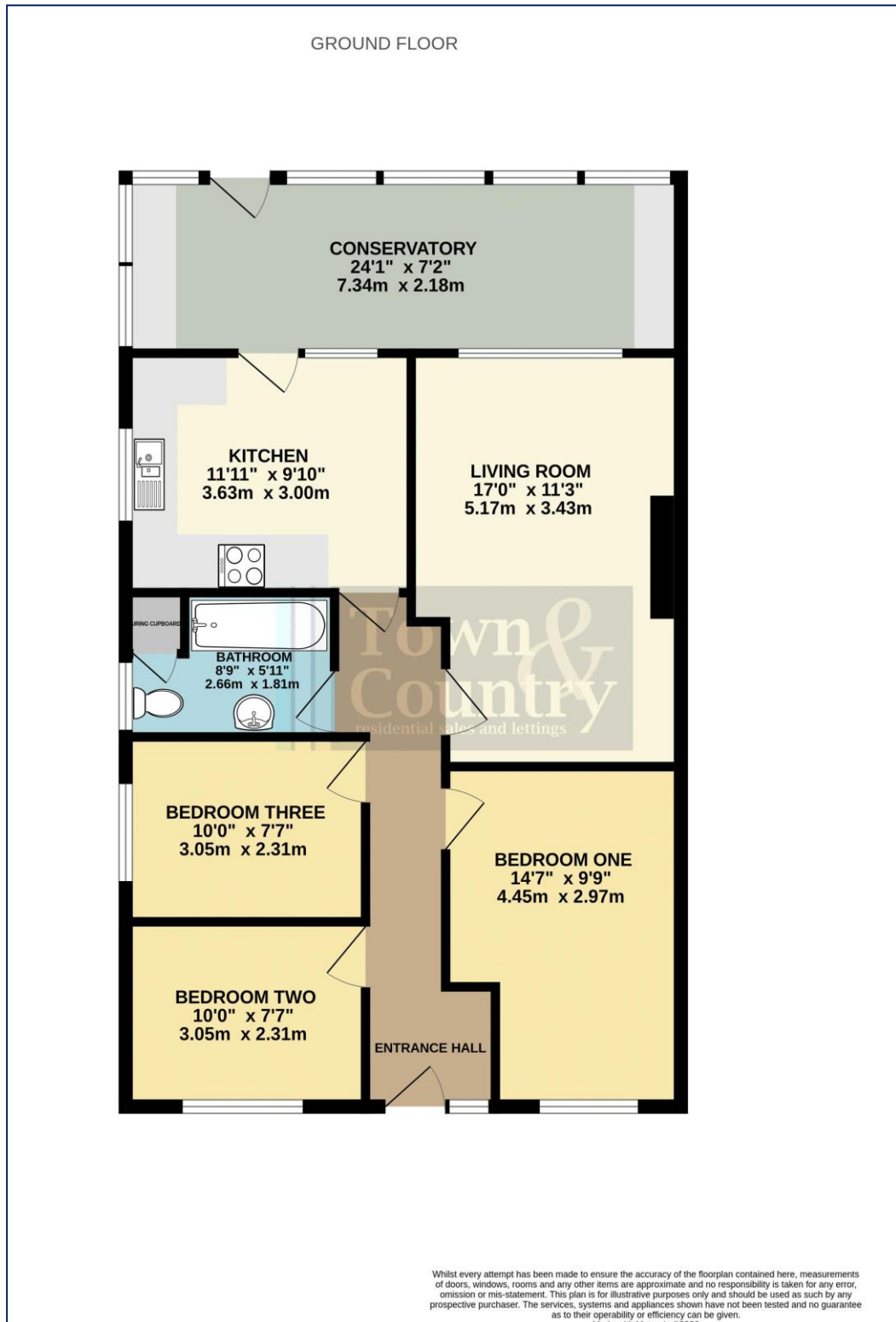
REAR GARDEN

South easterly facing. Laid mainly to lawn with established flower beds and borders. Paved patio area, storage area, pond with rockery and further rear garden area with flower beds. Aluminium greenhouse, timber shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.