

**Rye Close, Brightlingsea
CO7 0RA
£270,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- TWO BEDROOM DETACHED BUNGALOW IN NEED OF UPDATING
- CORNER PLOT
- CUL-DE-SAC POSITION
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM & LARGE UTILITY/OUTHOUSE
- GARAGE AND OFF ROAD PARKING
- WRAP AROUND GARDEN
- FEW MINUTE'S DRIVE TO THE WATERFRONT AND SHOPS
- HUGE POTENTIAL
- NO ONWARD CHAIN

DETACHED TWO BEDROOM BUNGALOW IN NEED OF UPDATING

Located on a corner plot in a popular cul-de-sac position in the cinque Port Town of Brightlingsea, just a few minutes drive to the Waterfront, Town Centre shops and eateries.

Excellent road links are within easy reach as is Great Bentley, Alresford and Wivenhoe Train Stations with links to London Liverpool Street.

LOTS OF POTENTIAL

Offered for sale with NO CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, carpet flooring, centre light, electric heater. Loft access.

LOUNGE/DINER

15' 11" x 11' 11" (4.85m x 3.63m)

Window to front aspect, carpet flooring, fireplace inset electric fire, electric heater.

KITCHEN/BREAKFAST ROOM

14' 0" x 9' 5" (4.26m x 2.87m)

Range of base, drawer and eye level units with work surface over, stainless steel sink and drainer unit. Space for cooker and fridge. Window to rear aspect, centre light. Airing cupboard. Door to Utility Room.

UTILITY ROOM

21' 9" x 5' 7" (6.62m x 1.70m)

Doors to garden and front, tiled flooring, wall mounted light. Space for washing machine and tumble dryer. Door to garage.

BEDROOM ONE

11' 10" x 11' 10" (3.60m x 3.60m)

Windows to front and side aspects, carpet flooring, centre light, electric heater.

BEDROOM TWO

11' 10" x 9' 5" (3.60m x 2.87m)

Window to side and rear aspects, centre light, electric heater.



SHOWER ROOM

8' 4" x 5' 4" (2.54m x 1.62m)

Walk-in shower cubicle with electric shower, vanity sink unit and low level WC. Two windows to rear aspect, tiled flooring, inset spot lights, heated towel rail, tiled walls.

EXTERIOR

FRONT

Mature and well maintained front garden. Pathway leading to entrance door. Driveway providing off street parking and leading to garage with up and over door with courtesy door to utility room.

REAR

Commencing with paved patio, established rear garden with lawn area with flower and shrub borders, trees.

AGENT'S NOTES

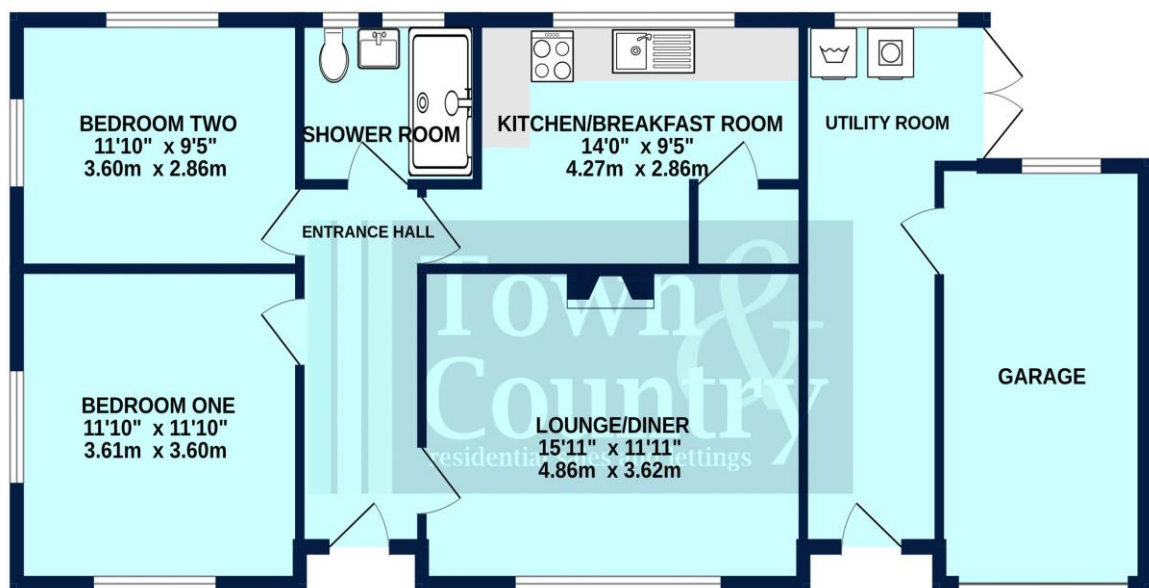
The Vendor has informed us that there is a gas supply to the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

946 sq.ft. (87.9 sq.m.) approx.



RYE CLOSE

TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

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