

Fordwich Road, Brightlingsea
CO7 0RE
Offers in Excess of £290,000 Freehold

Town & Country
residential sales and lettings



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



- **THREE BEDROOMS**
- **SEMI-DETACHED BUNGALOW**
- **LOUNGE**
- **KITCHEN**
- **22' CONSERVATORY**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **OFF ROAD PARKING**
- **POPULAR MALTINGS ESTATE LOCATION**
- **WALKING DISTANCE TO COLNE COMMUNITY SCHOOL & COLLEGE**

Located on the popular Maltings Estate, this three bedroom semi-detached bungalow offers a great opportunity for couples or families seeking a sought-after location close to excellent local schools.

The property offers off-street parking, making it ideal for households with several vehicles. The lounge, with feature fireplace and patio doors leading to the conservatory, is perfect for both relaxation and entertaining. The conservatory opens directly onto the generously sized mature garden with summer house creating the ideal space for a studio, or additional relaxation area.

There are three bedrooms giving flexibility for sleeping arrangements or the possibility of a study or playroom as required. The bathroom and fitted kitchen completes this home.

This bungalow offers plenty of living space, mature rear garden and plenty of parking in a sought after location. Early viewing is strongly recommended.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

16' 7" x 11' 0" (5.05m x 3.35m)

CONSERVATORY

22' 5" x 6' 10" (6.83m x 2.08m)

KITCHEN

12' 3" x 11' 0" (3.73m x 3.35m)



BEDROOM ONE

14' 6" x 9' 9" (4.42m x 2.97m)

BEDROOM TWO

9' 10" x 7' 6" (2.99m x 2.28m)

BEDROOM THREE

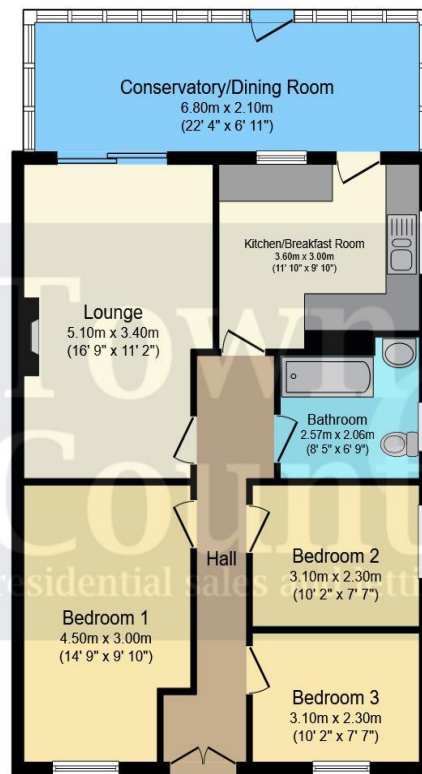
9' 10" x 7' 6" (2.99m x 2.28m)

FAMILY BATHROOM

8' 8" x 5' 7" (2.64m x 1.70m)







Floor Plan

Floor area 84.7 sq.m. (912 sq.ft.)

Total floor area: 84.7 sq.m. (912 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk