

**Silcott Street, Brightlingsea
CO7 0DR
Offers in Excess of £259,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- CHARMING THREE BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- GREY SHAKER STYLE FITTED KITCHEN
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING

- DOUBLE GLAZED
- READY TO MOVE IN AND ENJOY
- SOUTH FACING GARDEN
- A FEW MINUTES WALK TO THE TOWN AND WATERFRONT
- REQUESTED LOWER BRIGHTLINGSEA LOCATION

CHARMING THREE BEDROOM FAMILY HOUSE WITH SOUTH FACING GARDEN AND WITHIN WALKING DISTANCE TO THE WATERFRONT AND TOWN CENTRE.

A real "family friendly" property offering open plan lounge/dining room space.

The fitted kitchen overlooks the sun trap of a south facing garden with large decked area perfect for BBQs and handy side access.

The family bathroom is found on the first floor along with the bedrooms.

A perfectly positioned semi-detached home in lower Brightlingsea just minutes from the bustling Town Centre, Schools and Waterfont Marina.

A BEAUTIFULLY PRESENTED AND READY TO MOVE INTO HOME



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

UPVC Entrance Door.

LOUNGE/DINING ROOM

25' 6" x 12' 1" (7.77m x 3.68m)

Internal door leading into lounge/dining room. A bright and airy open plan room with plenty of space for the family. Bay window to front aspect and high line window to side aspect. Laminate flooring, two radiators. Two handy understairs storage cupboards, electric meter. Stairs to first floor landing.

KITCHEN

11' 7" x 10' 0" (3.53m x 3.05m)

Large window and door to rear overlooking the rear garden. Range of grey Shaker style wall and base units with wood effect roll top work surfaces over. Single drainer sink unit with mixer tap, space for electric oven with extractor fan above. Vinyl flooring.



FIRST FLOOR LANDING

Access to loft. Doors leading to bedrooms and bathroom.

BEDROOM ONE

12' 4" x 10' 0" (3.76m x 3.05m)

Window to front aspect, carpet flooring, radiator.

BEDROOM TWO

14' 6" x 5' 11" (4.42m x 1.80m)

Window to rear, carpet flooring, radiator. Views over the rear garden.

BEDROOM THREE

12' 4" x 5' 9" (3.76m x 1.75m)

Window to rear aspect, carpet flooring, fan ceiling light, radiator. Views over the rear garden.

FAMILY BATHROOM

8' 1" x 6' 1" (2.46m x 1.85m)

Window to side aspect, centre light, radiator. Step up to panelled bath with wall mounted fountain shower, low level WC and pedestal wash hand basin, part tiled walls.

EXTERIOR

A private and enclosed south facing garden and patio area that enjoys the afternoon sun. Large shed to the rear to remain. Outside tap. Boundary retained by fencing. Access to rear via side gate.







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



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