Beacon Way, Point Cear
CO16 8JN
Guide Price £280,000-£290,000
Freehold

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CHAIN FREE**
- **EXTENDED**
- **SEMI-DETATHED BUNGALOW**
- **TWO/THREE BEDROOM**
- **ONE/TWO RECEPTION ROOMS**
- **OPEN PLAN KITCHEN/DINING/LIVING AREA**
- **BAY FRONTED WINDOW**
- **FOUR PIECE BATHROOM SUITE**
- **UTILITY AREA**
- **DRIVEWAY PROVIDING OFF STREET PARKING**

A VERSATILE TWO/THREE BEDROOM ONE/TWO RECEPTION SEMI-DETACHED BUNGALOW LOCATED ON THE FRINGE OF THIS HISTORIC VILLAGE CLOSE TO LOCAL SHOPS AND BEACHES

This generously sized established bay fronted home has had improved accommodation allowing for that all important third bedroom or if required a second reception.

Point Clear is just a short distance from the well renowned St Osyth village which is steeped in history, whilst affording local facilities with shops restaurants and bus routes to Clacton or Colchester. Point Clear also has beaches with scenic walks and views.

The property itself is looking for some love, however, does have gas central heating, double glazing and pleasing accommodation to suit different living situations.

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH
3' 7'' x 3' 2'' (1.09m x 0.96m)
Double glazed entrance door, further panel glazed door entrance hall.

ENTRANCE HALL
0' 0'' x 0' 0'' (0.00m x 0.00m)
Doors to rooms, radiator.

RECEPTION ROOM/BEDROOM
17' 9'' x 12' 10'' (5.41m x 3.91m)
Feature double glazed Bay window to front elevation, double glazed windows to side elevations. Fire surround with inset gas fire (not tested). Wooden flooring, two radiators. (Formally the original living room)

KITCHEN/DINING/LIVING ROOM
28' 11'' x 12' 7'' (8.81m x 3.83m)
Recessed lighting. One and a quarter inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Filter hood over range cooker area, space for dishwasher. Tiled floor area and open to dining area/living area. Double glazed window to side elevation, three radiators. Two sets of double glazed patio doors giving a dual aspect to garden.

UTILITY AREA
15' 10'' x 4' 2'' (4.82m x 1.27m)
Double glazed windows to three elevations and double glazed door to garden. Tiled flooring, radiator.

BEDROOM ONE
11' 9'' x 11' 5'' (3.58m x 3.48m)
Double glazed window front elevation, radiator.

BEDROOM TWO
17' 10'' x 7' 10'' (5.43m x 2.39m)
Double glazed window to front elevation, radiator.

BATHROOM
9' 8'' x 9' 0'' (2.94m x 2.74m)
Recessed lighting, double glazed frosted window to side elevation. Low level WC, pedestal wash hand basin and panel bath with mixer tap. Heated towel radiator, built-in drying cupboard. Tiled walls and flooring, radiator.

FRONT GARDEN
Flower beds with coloured stones for easy maintenance, privet hedging to front. Block paved driveway, side access to one side.

REAR GARDEN
Extending to approximately 42ft. Large paved area, lawned garden with flower beds. Timber shed and small summer house.

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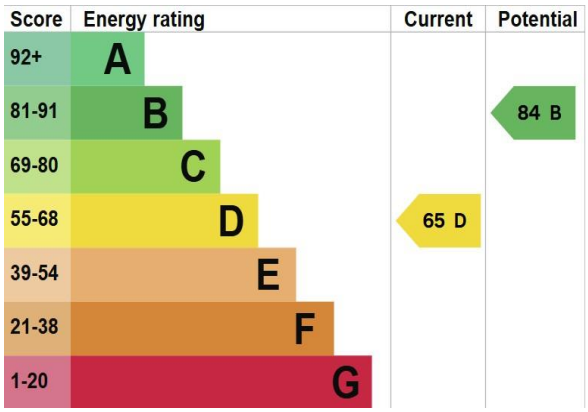

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GROUND FLOOR

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