

**Richard Avenue, Brightlingsea
CO7 0LX
£245,000 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
- RIPE FOR REFURBISHMENT
- LOUNGE
- KITCHEN WITH PANTRY
- SHOWER ROOM
- LEAN TO WITH 2 OUTBUILDINGS
- TIERED PRIVATE REAR GARDEN WITH SUMMER HOUSE
- JUST A SHORT STROLL TO THE TOWN
- OFF ROAD PARKING
- NO CHAIN

****TWO BEDROOM DETACHED BUNGALOW RIPE FOR IMPROVEMENT****

Located in a PRIME ROAD near the Town centre shops and only a short distance to the Waterfront and Marina, is this established home ready for refurbishment.

Traditional sized rooms with a nice size hallway, two double bedrooms at the front, lounge and kitchen at the back plus a shower room.

The rear garden is very pleasant being tiered with a patio area and mainly grassed with a pond and summer house.

Off road parking and a central, well requested location makes this bungalow one not to be missed.

NO CHAIN



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Entrance door, stripped floorboards, radiator. Access to loft via hatch, airing cupboard with slatted shelving and electric heater.

LOUNGE

13' 3" x 10' 0" (4.04m x 3.05m)

UPVC window to side aspect with French doors to rear. Stripped floorboards. Feature fire place with gas fire, radiator.

KITCHEN/BREAKFAST ROOM

11' 9" x 8' 8" (3.58m x 2.64m)

UPVC windows to side and rear aspects, door to rear. Stainless steel sink unit with cupboards under, wall mounted gas boiler, pantry housing electric meter. Vinyl flooring,

BEDROOM ONE

11' 10" x 10' 0" (3.60m x 3.05m)

UPVC window to front aspect, stripped floorboards, built-in wardrobe and drawer units, radiator.

BEDROOM TWO

9' 11" x 8' 8" (3.02m x 2.64m)

UPVC window to front aspect, stripped floorboards, radiator.



SHOWER ROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Obscured UPVC window to side aspect. Vanity wash hand basin with close coupled WC, shower enclosure with wall mounted shower.

LEAN TO

13' 8" x 6' 1" (4.16m x 1.85m)

Windows to two aspects, door to rear garden, two storage sheds. Quarry tiled flooring.

EXTERIOR

FRONT

Retaining wall with mature privacy hedging, off road parking. Gated side access to rear.

REAR

Private easterly facing garden with pathway to rear leading to a summer house. Garden pond, tiered grassed garden, patio area.

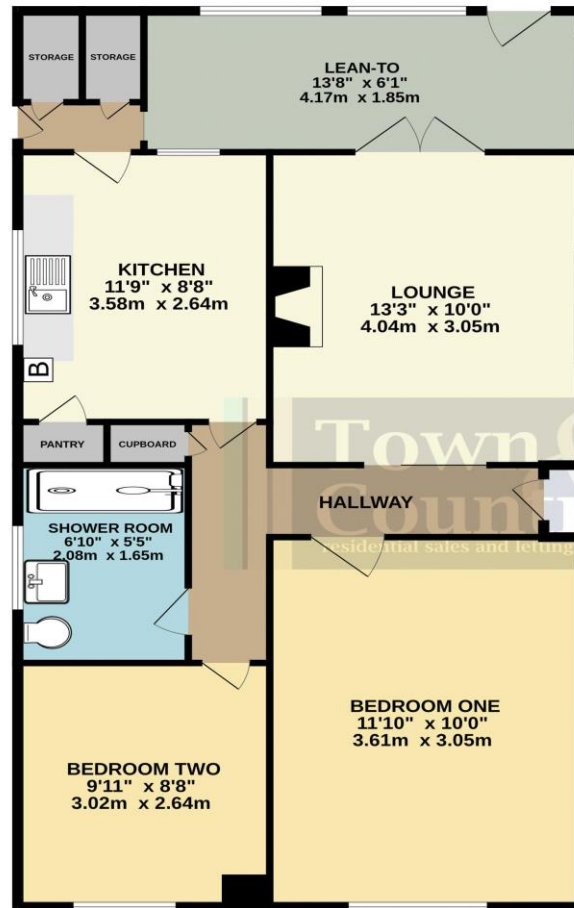


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1592 sq.ft. (147.9 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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