

**John Street, Brightlingsea
CO7 0NA
£170,000 Freehold**

Town & Country
residential sales and lettings



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



- BEAUTIFULLY PRESENTED COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- KITCHEN
- BATHROOM
- COURTYARD REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE & MARINA
- NO CHAIN

**** TWO BEDROOM COTTAGE with OFF ROAD PARKING ****

Ideally located within walking distance to the Town Centre and Marina, this beautifully presented Cottage is a perfect home for First Time Buyers and Couples alike.

One of the standout features of this house is the spacious lounge/diner which has a light and airy feel to it. The kitchen, although compact, is ideal for preparing meals for guests and family alike and the bathroom is set out with functionality in mind. The first floor comprises of two double bedrooms which complete this property.

Outside to the rear is a low maintenance courtyard garden, to the front there is a shingle drive for off road parking which is a rare find in properties similar to this.

**** NO CHAIN ****



The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

19' 1" x 11' 9" (5.81m x 3.58m)

Partially glazed wood entrance door, windows to front and side aspects, carpet flooring, centre lights, two radiators, storage cupboard. Door to stairs leading to first floor landing.

KITCHEN

10' 11" x 8' 2" (3.32m x 2.49m)

Door and window to rear aspect, vinyl flooring, centre light, radiator. Range of base units, stainless steel sink/drainage, space for washing machine, cooker and fridge/freezer.

LOBBY

Door to front aspect.

BATHROOM

7' 10" x 7' 2" narrowing to 2'5" (2.39m x 2.18m narrowing to 0.74m)

Obscured window to rear aspect, vinyl flooring, centre light, radiator. Panelled bath with shower over, low level WC and pedestal wash hand basin, partially tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.20m)

Window to front aspect, carpet flooring, centre light, radiator, feature fireplace. Vanity sink unit.

BEDROOM TWO

9' 8" x 8' 1" (2.94m x 2.46m)

Window to rear aspect, carpet flooring, centre light, radiator. Airing/boiler cupboard, storage cupboard.

EXTERIOR

FRONT

Shingle drive providing off road parking.

REAR

Paved courtyard garden with mature shrubs borders.

AGENT'S NOTES

This property does not have a full title and in the process of obtaining a Possessory Title.

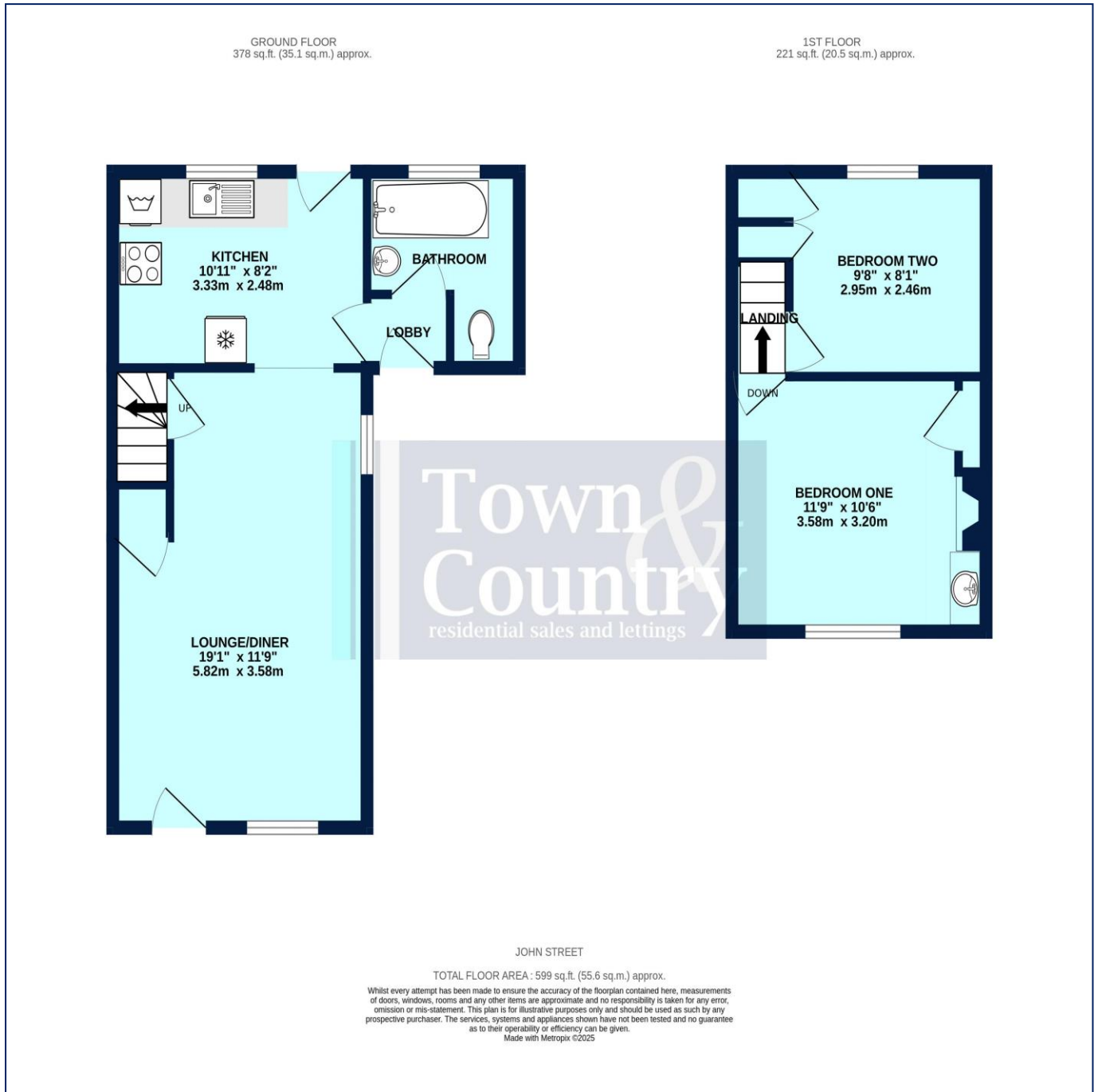
If a Mortgage is required then Lender approval is required.

For further information please contact our office.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 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

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