

**York Road, Brightlingsea
CO7 0JA
£290,000 Freehold**

**Town &
Country**
residential sales and lettings



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



- EXTENDED BUNGALOW
- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN
- EN-SUITE TO BEDROOM ONE
- BATHROOM
- OFF STREET PARKING
- CLOSE TO LOCAL SHOPS AND SCHOOL
- WALK TO MARINA/BEACH

Extended two bedroom semi-detached bungalow, nestled in a sought-after location. Conveniently positioned close to doctors, schools, shops and the Marina/Beach, making it a perfect location.

The bungalow benefits from versatile accommodation that can be configured to a families needs and includes kitchen with handy built in pantry, lounge with French doors leading to the private rear garden, two double bedrooms, one of which has an En-suite and a family bathroom.

This property is a blend of comfort and convenience, offering an ideal living space in a prime location. With its unique extension and proximity to essential amenities plus off street parking, a viewing is highly recommended to fully appreciate what this bungalow has to offer.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

LOUNGE

12' 7" x 11' 0" (3.83m x 3.35m)

KITCHEN/BREAKFAST ROOM

9' 9" x 9' 5" (2.97m x 2.87m)

BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m)

BEDROOM ONE

15' 5" max x 15' 1" (10' 4") (4.70m x 4.59m)

EN-SUITE

7' 9" x 3' 11" (2.36m x 1.19m)

BEDROOM TWO

17' 2" x 11' 0" (5.23m x 3.35m)

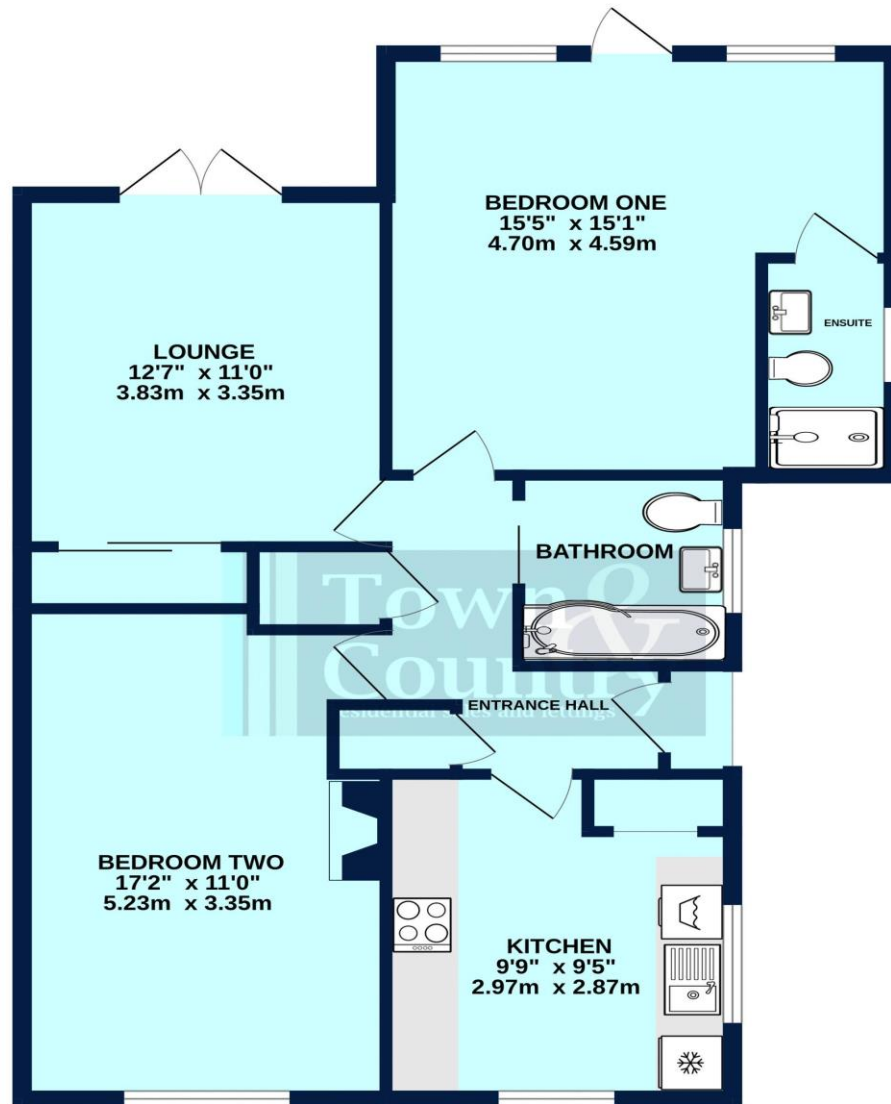


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





818 sq.ft. (76.0 sq.m.) approx.



YORK ROAD

TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

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