

**Beacon Close, Brightlingsea  
CO7 0LF  
Guide Price £265,000-£275,000  
Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- CHAIN FREE
- CUL-DE-SAC LOCATION
- LINK DETACHED BUNGALOW
- TWO BEDROOMS
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- GARDENROOM/UTILITY AREA
- GARAGE
- DRIVEWAY
- CLOSE TO TOWN, MARINA & BEACH/LIDO

**\*\* A CHAIN FREE TWO BEDROOM DETACHED BUNGALOW SET IN THIS LOVELY CUL-DE-SAC POSITION ON THE FAVOURED 'MANOR DEVELOPMENT' CLOSE TO THE TOWN AND MARINA\*\***

Conveniently located, this established home is ideal for a purchaser looking for one level living.

The accommodation is generous and comprises of recessed storm porch, entrance hall, living room, kitchen, garden room/utility area, bathroom and two bedrooms.

Outside there is an open plan front garden with a driveway to an integral garage and a rear garden.



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE HALLWAY**

Recessed storm porch and double glazed entrance door. Access to loft space, built-in storage cupboard with storage above, radiator.

**LIVING ROOM**

16' 1" x 14' 4" (4.90m x 4.37m)

Double glazed window to front elevation, radiator.

**KITCHEN**

9' 10" x 6' 1" (2.99m x 1.85m)

Double glazed window to garden room, double glazed door to side. Stainless steel sink unit with mixer tap and cupboards under. Range of floor standing cupboards with adjacent work tops, wall mounted matching cupboards. Four ring ceramic hob inset to work top inset electric oven to tall standing unit, tiled flooring.

**GARDEN ROOM/UTILITY AREA**

21' 9" x 6' 8" (6.62m x 2.03m)

Polycarbonate style roofing, double glazed windows to side elevation, double glazed French doors to garden. Work top with space under for washing machine and further domestic appliance. Built-in boiler cupboard housing wall mounted gas boiler, tiled flooring, radiator. Door to garage.



**BEDROOM ONE**

13' 5" x 9' 4" (4.09m x 2.84m)

Double glazed window to rear elevation, radiator.

**BEDROOM TWO**

13' 4" x 6' 4" (4.06m x 1.93m)

Double glazed window to rear elevation, radiator.

**BATHROOM**

7' 7" x 6' 3" (2.31m x 1.90m)

Double glazed frosted window to side elevation. Drop light switch, heated towel radiator. Low level WC, wash hand basin with mixer tap and vanity cupboard under and shower unit with shower and screen.

**FRONT GARDEN**

Open plan laid mainly to lawn, flower beds and borders. Driveway providing off street parking and leading to garage.

**GARAGE**

17' 11" x 8' 6" (5.46m x 2.59m)

Up and over door, sensor lighting. Personal door to garden room/utility area.

**REAR GARDEN**

South easterly, laid mainly to lawn. Outside water tap, fruit trees and established flower beds.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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