

**Sydney Street, Brightlingsea
CO7 0BE
£285,000 Freehold**

Town & Country
residential sales and lettings



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



- FRINGE OF TOWN CENTRE
- MODERN CONSTRUCTION
- DETACHED FAMILY HOME
- FIRST FLOOR LIVING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- FIRST FLOOR BATHROOM AND GROUND FLOOR CLOAKROOM
- THREE BEDROOMS
- INTEGRAL CARPORT
- INTEGRAL GARAGE

**** A UNIQUE OPPORTUNITY TO ACQUIRE THIS MODERN BUILT THREE BEDROOM DETACHED HOUSE LOCATED IN THIS VERY CONVENIENT POSITION****

Located equal distance from the Town Centre and Waterfront is this recently constructed family home. As previously mentioned the property is unique in its styling and was constructed circa 2000.

The accommodation is set out over two floors, with the ground floor consisting of entrance hall, cloakroom, utility room and 15'9ft kitchen/diner with French doors to the rear garden.

The first floor has a 15'9 ft living room, three bedrooms (bedroom one with built-in wardrobes) and a bathroom.

To the front of the property there is an integral carport with access to an integral garage.

The rear garden can be accessed via the side with a rear garden that is westerly facing.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door, double glazed frosted window to front elevation. Built-in airing cupboard (with courtesy lighting), stair flight to first floor landing. Storage alcove downstairs, radiator.

KITCHEN/DINER

15' 9" x 10' 0" (4.80m x 3.05m)

Recessed lighting, two double glazed windows to rear elevation, double glazed door to rear garden. Single bowl single drainer sink unit with mixer tap and cupboards under. Range of gloss fronted cupboards and units, corner units, adjacent Quartz style work tops. Space for fridge/freezer, pull out spice rack. Fitted circular filter hood over four ring induction hob, inset Neff electric oven to tall standing storage unit. Tiled flooring, radiator.

UTILITY ROOM

8' 3" x 4' 2" (2.51m x 1.27m)

Double glazed window to side elevation, wall mounted gas boiler. Stainless steel single drainer sink unit with cupboards under. Space for washing machine, space for tumble dryer, radiator.

CLOAKROOM

4' 11" x 4' 2" (1.50m x 1.27m)

Extractor fan. Low level WC and wash hand basin with mixer tap and vanity under. Part tiled walls, tiled flooring, radiator.



LIVING ROOM

15' 9" x 13' 0" (4.80m x 3.96m)

Two double glazed windows to front elevation, two radiators.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM ONE

12' 4" x 7' 8" (3.76m x 2.34m)

Double glazed window to rear elevation, built-in double wardrobe cupboard, radiator.

BEDROOM TWO

12' 4" x 7' 8" (3.76m x 2.34m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

7' 8" x 7' 7" (2.34m x 2.31m)

Double glazed frosted window to side elevation, radiator.

FAMILY BATHROOM

7' 9" x 4' 8" (2.36m x 1.42m)

Extractor fan. Low level WC, wash hand basin with mixer tap and vanity cupboard under, free standing slipper style bath. Part tiled walls, wood laminate flooring, radiator.

CARPORT

13' 3" x 7' 9" (4.04m x 2.36m)

Access to garage via covered integral car port with courtesy lighting.

GARAGE

14' 4" x 7' 9" (4.37m x 2.36m)

Up and over door, courtesy lighting and power.

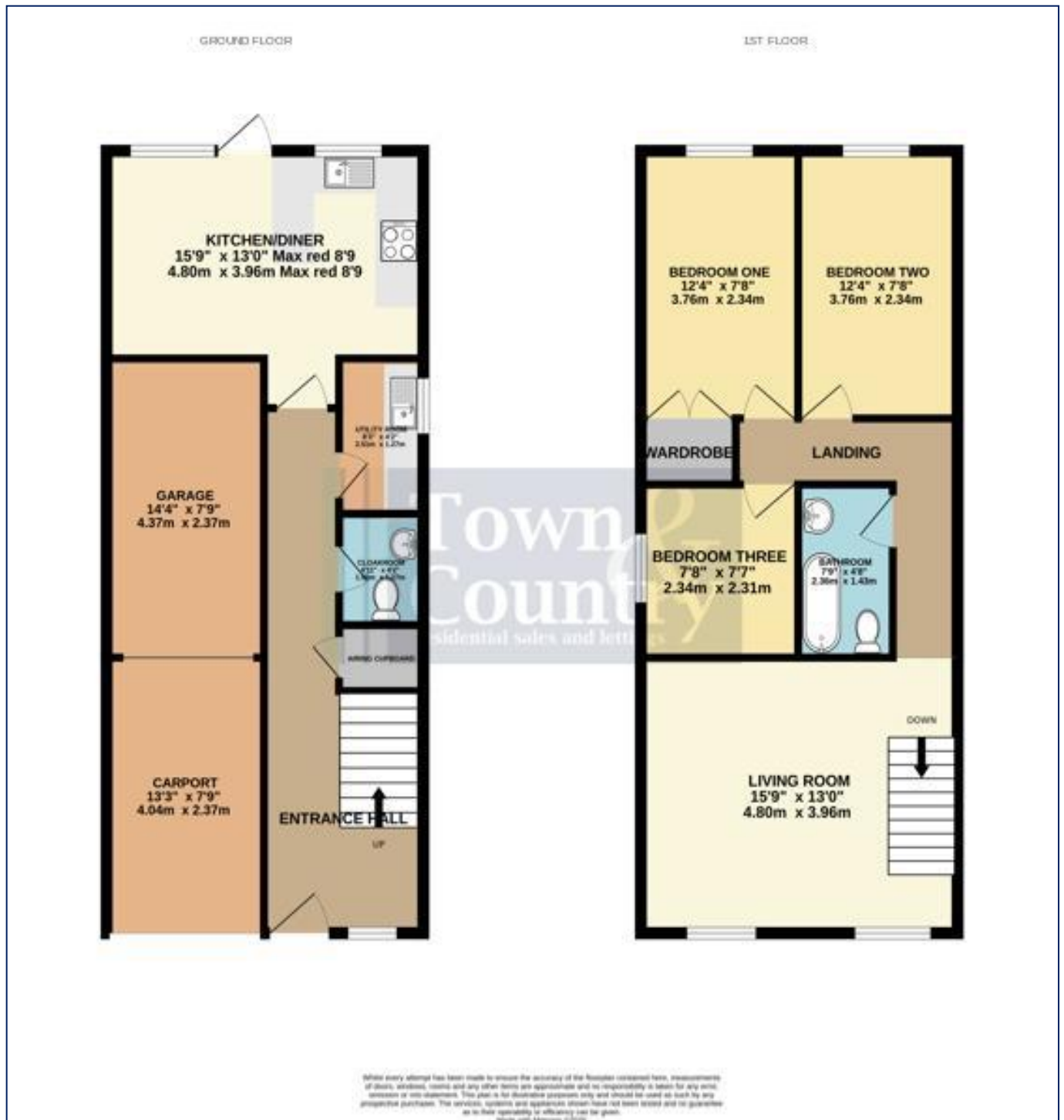
REAR GARDEN

Extending to approximately 38ft. Crazy paved patio area, westerly facing, outside water tap. Timber storage, side access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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 impression or plans of the property.