Chapel Road, Brightlingsea
CO7 0HB
Offers in the Region Of £200,000
Freehold







9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **CHAIN FREE**
- **END TERRACE HOUSE**
- **TWO BEDROOMS**
- **GROUND FLOOR CLOAKROOM**
- **FIRST FLOOR SHOWER ROOM**
- **24FT LOUNGE/DINER**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **GENEROUS REAR GARDEN (PLOT 0.09 OF AN ACRE)**
- **OFF ROAD PARKING**

CHAIN FREE: TWO BEDROOM END-TERRACE COTTAGE LOCATED IN THIS ESTABLISHED NON-ESTATE LOCATION

Just a stones throw from Hurst Green and a short walk to the town centre, this charming property is offered with no onward chain.

Whilst some modern features exist, i.e. (gas central heating and double glazing), modernisation and decoration will need to be undertaken to transform this blank canvass into, what could be, a lovely family home.

Presently set out over two floors the ground floor consists lounge/diner, kitchen and cloakroom.

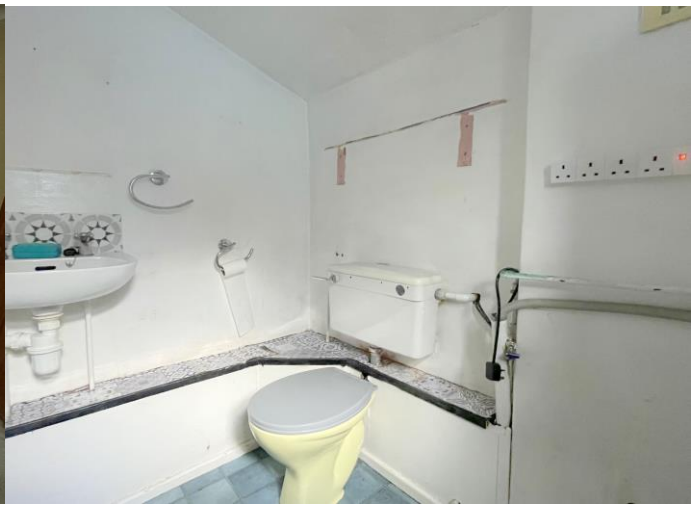
The first floor has two bedrooms and a shower room (off of bedroom two).

Outside the front garden has off road parking whilst the generous rear garden extends to a good length.

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The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

24' 4'' x 10' 11'' (7.41m x 3.32m)

Wooden entrance door, double glazed window to front elevation, double glazed door to rear elevation. Redbrick style fireplace with plinth, inset coal effect gas fire (not tested). Stair flight to first floor landing, two radiators.

KITCHEN

10' 10'' x 6' 1'' (3.30m x 1.85m)

Double glazed window to side elevation, panel glazed door to garden. Stainless steel sink inset to work top with cupboards under, floor standing cupboards and units with adjacent work tops and wall mounted cupboards. Space for cooker, space for fridge/freezer.

CLOAKROOM

6' 5'' x 4' 9'' (1.95m x 1.45m)

Double glazed frosted window to side elevation. Low level WC, and wash hand basin, wall mounted gas boiler.





FIRST FLOOR LANDING
Access to loft space with loft ladder.

BEDROOM ONE
10' 10'' x 10' 5'' (3.30m x 3.17m)
Double glazed window to front elevation, radiator.

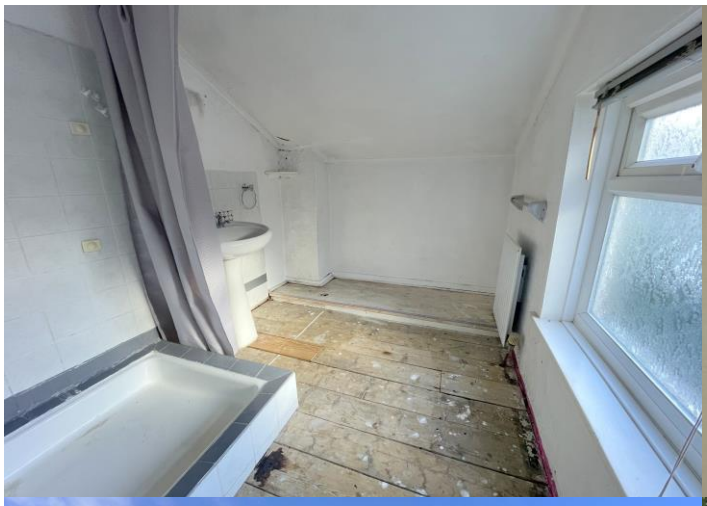
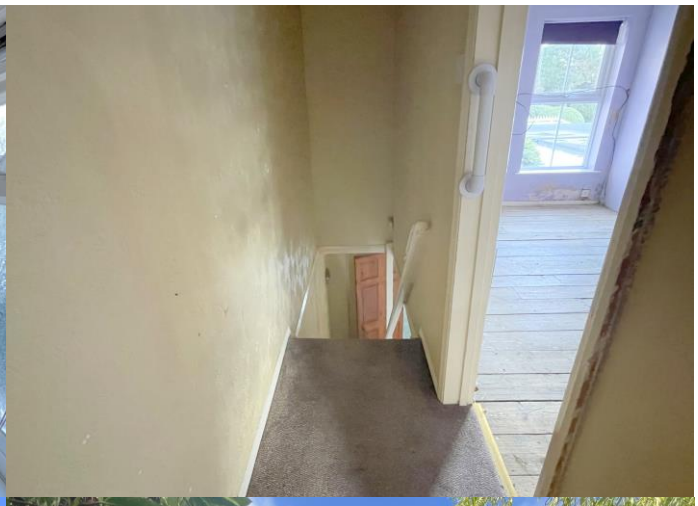
BEDROOM TWO
13' 6'' x 8' 0'' (4.11m x 2.44m)
Double glazed window to rear elevation, radiator.

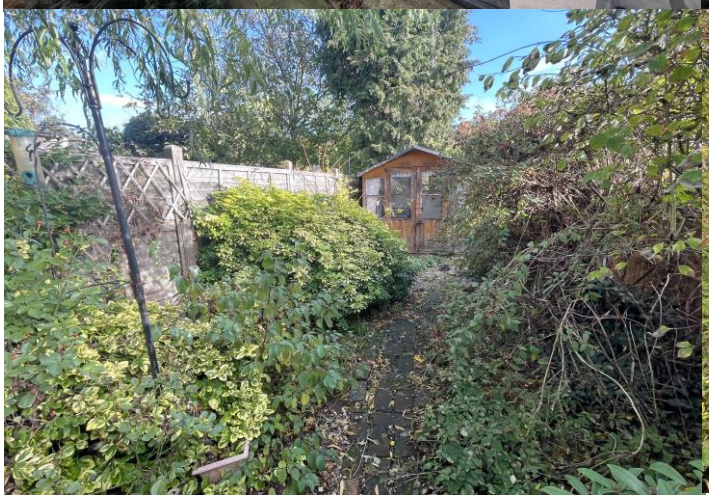
SHOWER ROOM
7' 11'' x 6' 2'' (2.41m x 1.88m)
Double glazed frosted window to side elevation. Pedestal wash hand basin with vanity cupboard and shower tray with Triton shower unit above, radiator.

FRONT GARDEN
Laid mainly to concrete driveway providing off road parking, established flower beds and borders. Side access via a wooden gate.

REAR GARDEN
Established with paved patio, outside water tap, shared access. Storage shed, flower beds and borders, timber summer house, bushes and shrubs. Further storage shed towards the back boundary.

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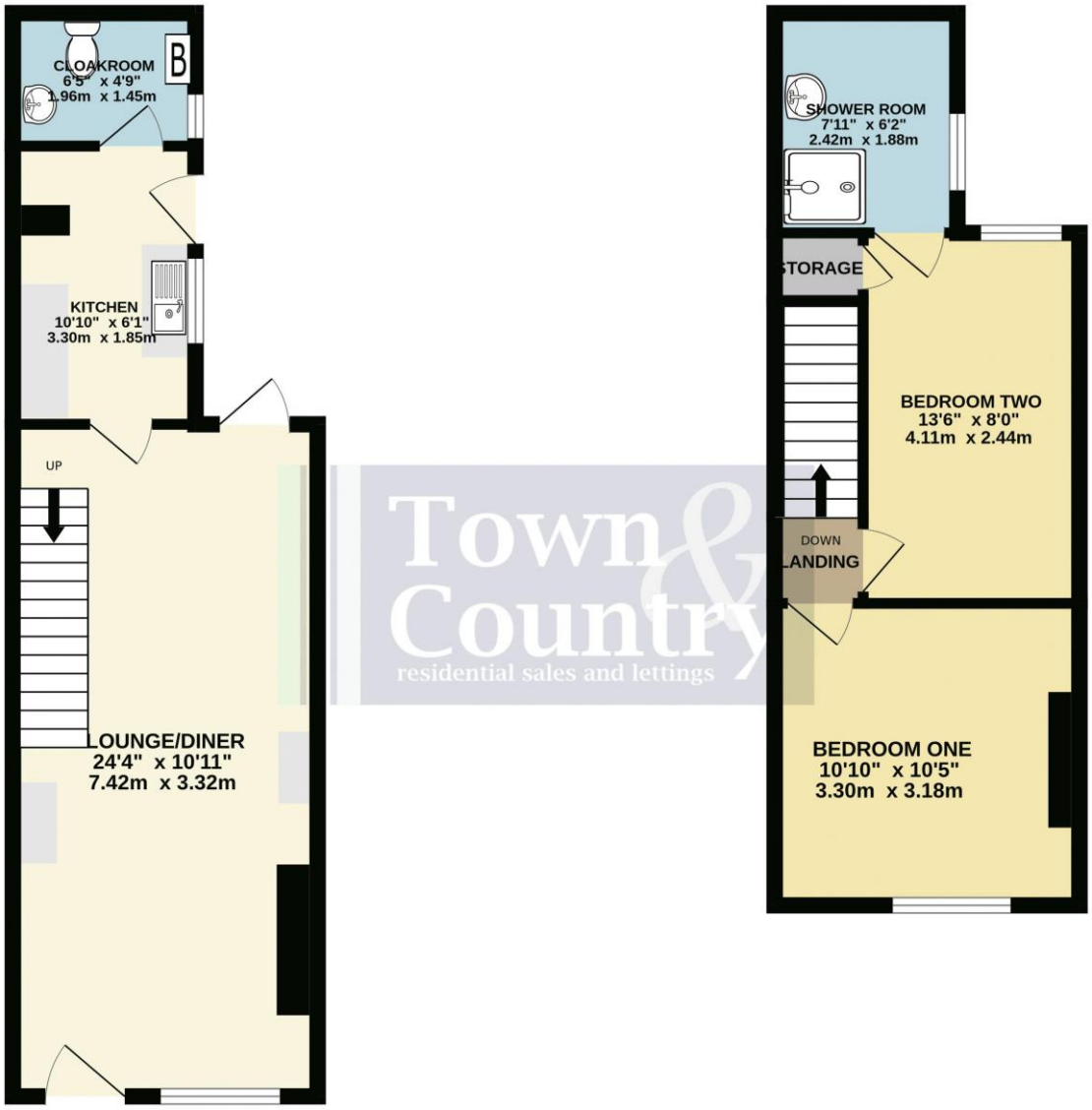


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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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