

**New Street, Brightlingsea
CO7 0DD
£230,000 Freehold**

**Town &
Country**
residential sales and lettings



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



- **THREE BEDROOM FAMILY HOME**
- **TASTEFULLY DECORATED**
- **LOUNGE**
- **SEPERATE DINING ROOM**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **TWO DOUBLE BEDROOMS & A SINGLE**
- **GAS CENTRAL HEATING**
- **LOW MAINTENANCE REAR GARDEN WITH SIDE ACCESS**
- **SITUATED CLOSE TO TOWN CENTRE & WATERFRONT**

**** FANTASTIC THREE BEDROOM FAMILY HOME ****

This immaculate terraced family house is ideally located close to the Town Centre, waterfront and local schools. The property offers a wonderfully welcoming and spacious environment that both families and couples will find ideally suited to their needs.

The residence boasts three bedrooms, two of which are generously-sized double rooms, perfect for a comfortable and relaxing retreat. The third bedroom is a spacious single room, providing an excellent space for a child's room or a home office. The property also incorporates two reception rooms, currently styled as a lounge and a dining room, each offering a unique space for relaxation and entertainment. Whether you are looking for a peaceful place to unwind after a long day or a lively room to entertain guests, these reception rooms are guaranteed to meet your needs. The fitted kitchen is contemporary and stylish as is the family bathroom.

The property's prime location, coupled with its excellent condition and ample living space, make it a highly desirable purchase. Whether you're a growing family or a couple seeking a peaceful retreat by the beach, this property could be the perfect fit for you. For more information or to arrange a viewing, please do not hesitate to get in touch.



The accommodation with approximate room sizes are as follows:

SITTING ROOM

13' 7" x 11' 3" (4.14m x 3.43m)

Window to front, laminate flooring, centre light, feature fireplace and surround, radiator.

DINING ROOM

13' 7" x 11' 3" (4.14m x 3.43m)

Window to rear, laminate flooring, centre light, radiator. Under stairs storage cupboard, built in cupboard and shelving.

KITCHEN

12' 2" x 6' 8" (3.71m x 2.03m)

Door to side, window to side, tiled flooring, centre light, radiator. Range of contemporary wall and base units with contrasting wood worktop, 1½ bowl stainless steel sink/drain, gas hob with extractor over, oven, space for washing machine, dishwasher and fridge/freezer, tiled walls.

FAMILY BATHROOM

10' 8" x 6' 2" (3.25m x 1.88m)

Obscured window to side, tiled flooring, centre light, radiator. Panelled bath, low level WC, pedestal wash hand basin and separate shower cubicle, heated towel rail, partially tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

16' 11" x 11' 3" (5.15m x 3.43m)

Window to front, carpet flooring, centre light, radiator, built-in wardrobe, loft access hatch.

BEDROOM TWO

13' 7" x 11' 3" (4.14m x 3.43m)

Window to rear, carpet flooring, centre light, radiator, door to:

BEDROOM THREE

12' 2" x 6' 8" (3.71m x 2.03m)

Window to rear, carpet flooring, centre light, radiator.

CLOAKROOM

2' 5" x 3' 0" (0.74m x 0.91m)

Carpet, centre light, toilet, wall mounted hand basin

EXTERIOR

FRONT

Picket fence, laid to shingle.

REAR

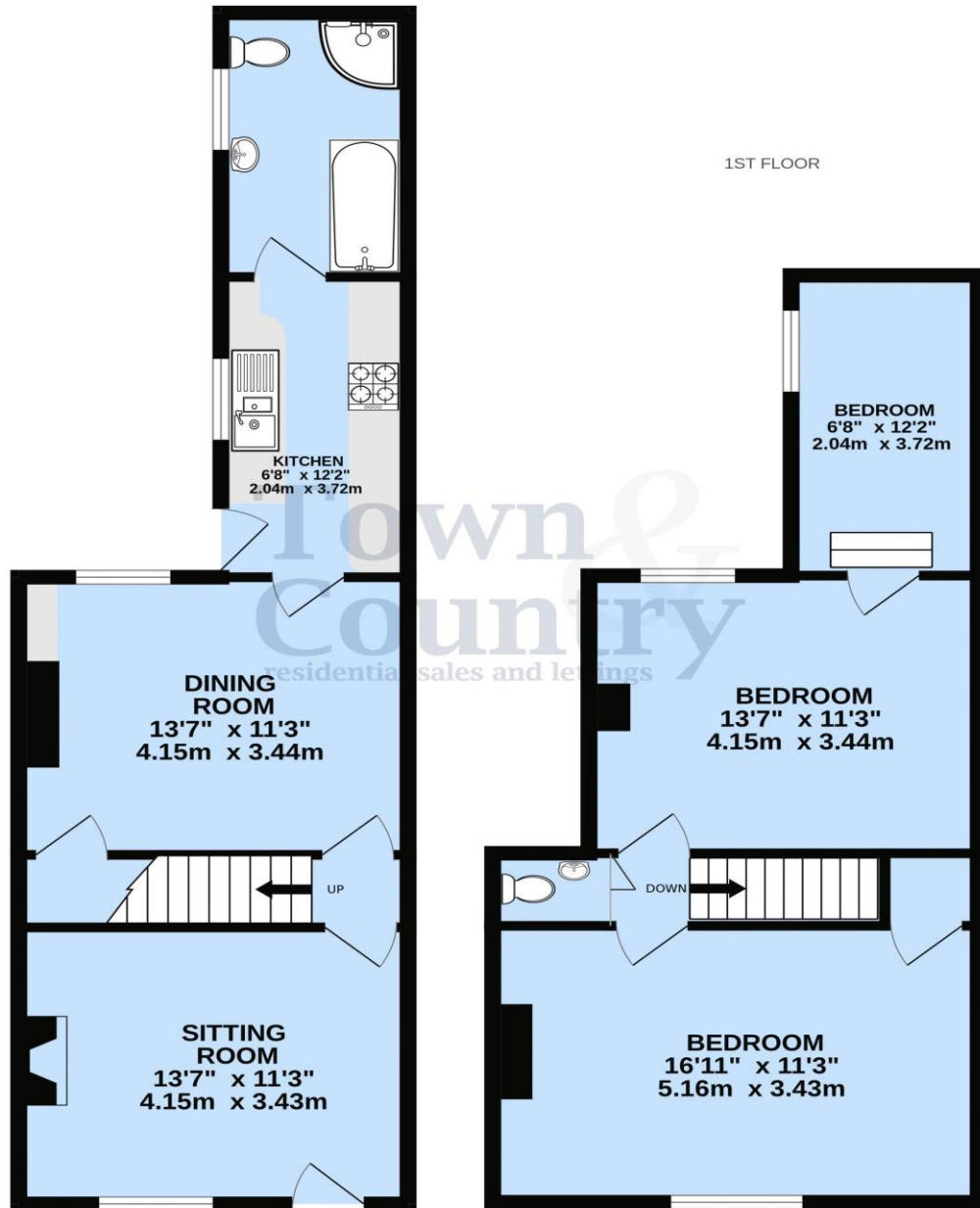
Access from side, laid to shingle with seating area, mature shrubs to sides and rear, garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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