

**North Road, Brightlingsea
CO7 0PL
£200,000 Freehold**

**Town &
Country**
residential sales and lettings



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



- IDEAL STARTER HOME
- TWO DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS SHOWER-ROOM
- GAS CENTRAL HEATING
- REAR GARDEN
- NO ONWARD CHAIN

**** FIRST TIME BUYERS ****

Located in mid-Brightlingsea, within walking distance to the Town Centre, shops & waterfront, this two bedroom starter home is ideal not only for first time buyers but also couples or small families.

The ground floor consists of lounge with bay window and feature fireplace, separate dining room, fitted kitchen and shower-room.

To the first floor there are two double bedrooms, one with a full bathroom En-suite.

To the rear the garden is laid to lawn with a garden shed with shared access via next door.

**** SOLD with NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

LOUNGE

11' 6" x 11' 5" (3.50m x 3.48m)

Bay window to front aspect, laminate flooring, centre light, radiator, feature fireplace.

DINING ROOM

11' 6" x 11' 4" (3.50m x 3.45m)

Laminate flooring, centre light, radiator, feature fireplace, under stairs storage cupboard.

HALL

Stairs leading to first floor landing.

KITCHEN

14' 5" x 6' 11" (4.39m x 2.11m)

French doors leading to rear garden, window to rear aspect, tiled flooring, centre light. Range of wall and base units, stainless steel sink/drain, space for washing machine, dishwasher, fridge/freezer, gas cooker, partially tiled walls.

SHOWER ROOM

13' 4" x 3' 8" (4.06m x 1.12m)

Velux style roof light, tiled flooring, inset spot lights. Shower cubicle, low level WC, vanity sink unit, heated towel rail, fully tiled walls.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 6" x 11' 4" (3.50m x 3.45m)

Window to rear aspect, carpet flooring centre light, radiator, loft access hatch.

EN-SUITE BATHROOM

9' 3" x 6' 10" (2.82m x 2.08m)

Window to side aspect, vinyl flooring, centre light, radiator. Panelled bath, low level WC, pedestal wash hand basin, boiler cupboard.

BEDROOM TWO

11' 7" x 11' 6" (3.53m x 3.50m)

Window to front aspect, carpet flooring, centre light, radiator, built-in wardrobe.

EXTERIOR

FRONT

Brick wall to front, paved path leading to entrance door.

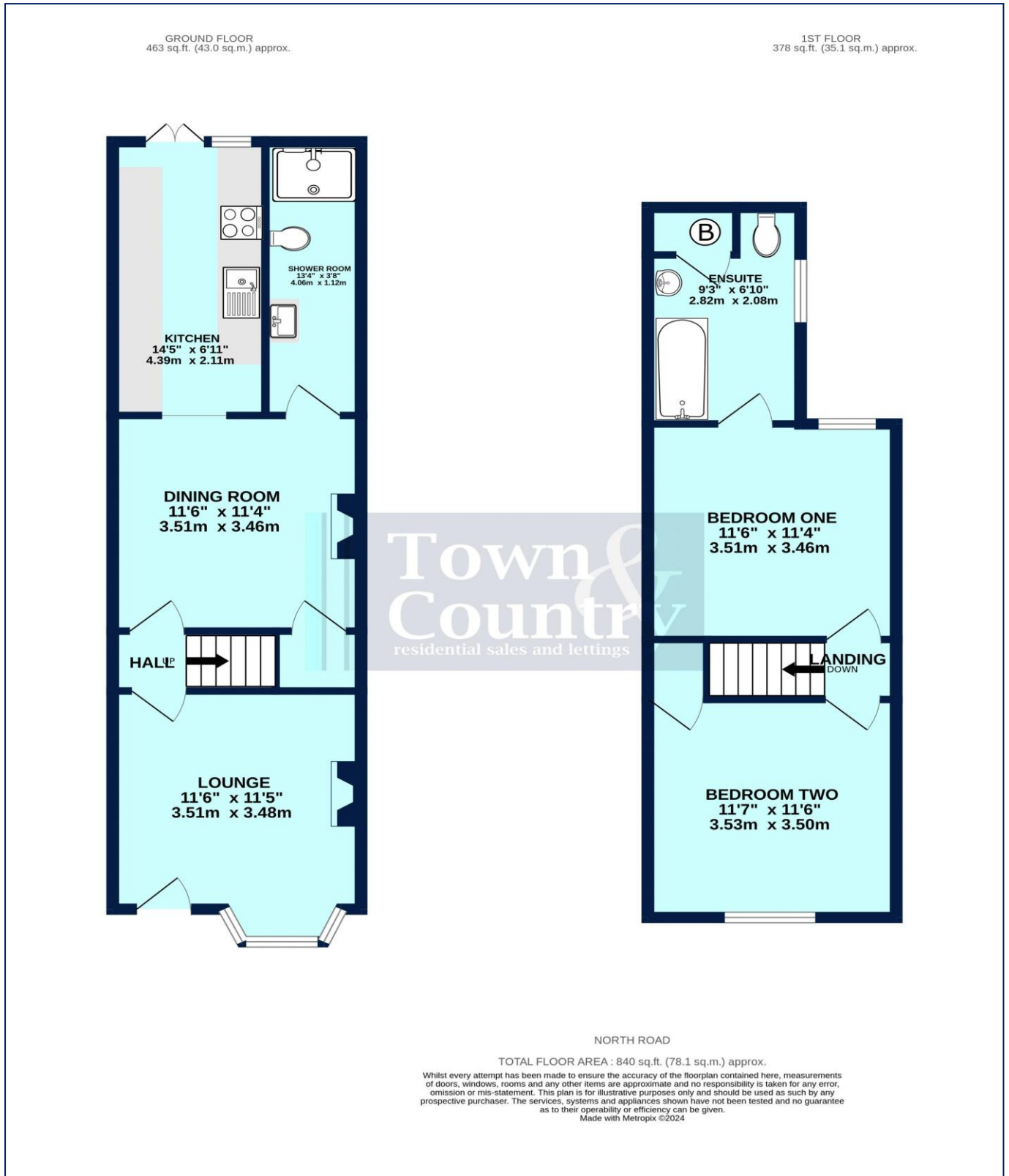
REAR

Patio area, laid to lawn, garden shed, shared access across adjoining property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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

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