

**Creekhurst Close, Brightlingsea
CO7 0ET
£225,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOUNGE
- FITTED KITCHEN
- CONSERVATORY
- OFF STREET PARKING TO THE REAR
- FRONT AND REAR GARDENS
- QUIET CUL-DE-SAC LOCATION
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO HIGH STREET AND LOCAL AMENITIES
- REQUIRES LIGHT UPDATING - NO CHAIN

**** RARE TWO BEDROOM BUNGALOW ****

This semi-detached bungalow in need of light refurbishment, is situated in a quiet cul-de-sac location within walking distance of the town centre being sold with NO CHAIN.

The property features two bedrooms, bathroom, fitted kitchen and conservatory and also benefits from double glazing and gas central heating.

Outside you have front and rear gardens together with parking to the rear of the property.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, carpet flooring, inset spot light, cupboard, radiator. Loft access.

LOUNGE

14' 11" x 11' 7" (4.54m x 3.53m)

Bow window to front aspect, carpet flooring, centre light. Feature brick fireplace inset wood burner, radiator.

KITCHEN

10' 5" x 9' 7" (3.17m x 2.92m)

Range of base and eye level units, worktop inset stainless steel sink and drainer unit. Space for washing machine, cooker to remain. Wall mounted boiler. Window to front aspect.

BEDROOM ONE

12' 5" x 11' 7" (3.78m x 3.53m)

Window to rear aspect, vinyl flooring, centre light, radiator.

BEDROOM TWO

9' 1" x 8' 8" (2.77m x 2.64m)

Patio doors leading to conservatory, vinyl flooring, centre light, radiator.

CONSERVATORY

11' 9" x 6' 8" (3.58m x 2.03m)

French doors leading to rear garden, windows to side and rear aspects, tiled flooring.



BATHROOM

5' 11" x 5' 8" (1.80m x 1.73m)

Claw leg bath with shower over, low level WC and vanity sink unit. Window to side aspect.

EXTERIOR

FRONT

Mature front garden with pathway leading to entrance door.

REAR

Block paved rear garden with shrub borders. Green house and two sheds.

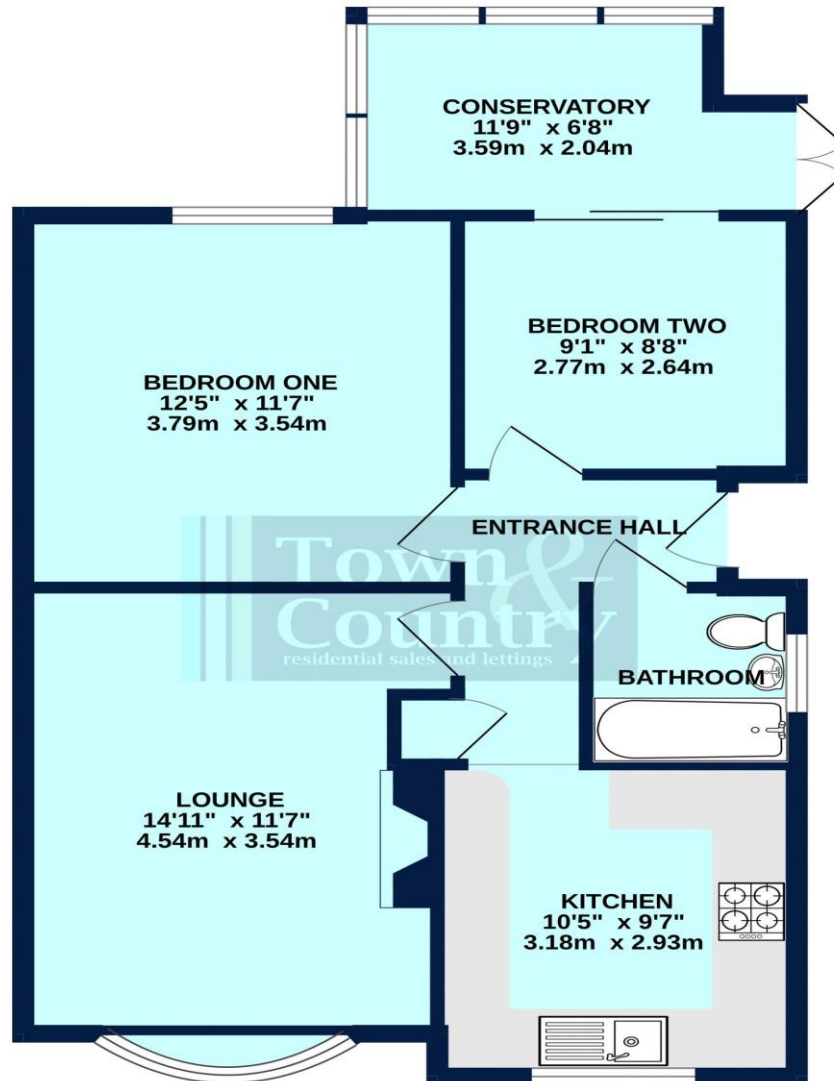
Gate leading to off street parking at the rear of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

642 sq.ft. (59.6 sq.m.) approx.



CREEKHURST CLOSE

TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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