

**Elizabeth Way, Brightlingsea  
CO7 0LR  
£325,000 Freehold**

**Town &  
Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **THREE BEDROOM FAMILY HOME WITH GARAGE**
- **CENTRALLY LOCATED FOR SHOPS, WATERFRONT & SCHOOLS**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **CONSERVATORY**
- **FAMILY BATHROOM**
- **OFF ROAD PARKING AND GARAGE**
- **FEW MINUTES WALK TO THE SHOPS AND BEACH**
- **RARELY AVAILABLE LOCATION**
- **NO CHAIN**

**RARELY AVAILABLE ROAD JUST MINUTES WALK TO THE TOWN CENTRE**

This three bedroom, two reception room home with conservatory is positioned on a no through road in a quiet, yet really convenient part of the town.

A good sized garden and plenty of off road parking and garage makes this an ideal choice for families.

Offered with NO CHAIN and we have the keys to view now.

**PROPERTY IN THIS LOCATION RARELY COME TO THE MARKET - DONT MISS THIS OPPORTUNITY!**



The accommodation with approximate room sizes are as follows:

**ENTRANCE PORCH**

7' 6" x 3' 7" (2.28m x 1.09m)

Entrance door, window to front aspect.

**ENTRANCE HALL**

9' 0" x 3' 7" (2.74m x 1.09m)

Door to entrance porch, radiator.

**LOUNGE**

19' 0" x 14' 9" (5.79m x 4.49m)

Patio doors leading to rear garden, window to rear aspect. Feature fireplace inset gas fire, under stairs cupboard, radiator. Stairs leading to First Flooring Landing.

**CONSERVATORY**

16' 11" x 9' 0" (5.15m x 2.74m)

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

**DINING ROOM/STUDY**

8' 6" x 8' 5" (2.59m x 2.56m)

Window to side aspect, radiator.

**KITCHEN**

12' 0" x 6' 0" (3.65m x 1.83m)

Range of wooden base, drawer and eye level units with work surface over inset 1 & 1/2 sink and drainer unit. Integrated gas hob and electric oven, space for fridge/freezer and washing machine. Window to front aspect.



### **FIRST FLOOR LANDING**

Airing cupboard, radiator, loft access.

### **BEDROOM ONE**

10' 7" x 8' 10" (3.22m x 2.69m)

Window to front aspect, cupboard housing wall mounted wardrobe, radiator.

### **BEDROOM TWO**

11' 8" x 8' 5" (3.55m x 2.56m)

Window to rear aspect, radiator.

### **BEDROOM THREE**

11' 9" x 10' 3" max (3.58m x 3.12m)

Window to rear aspect, double wardrobe, radiator.

### **FAMILY BATHROOM**

8' 10" x 5' 4" (2.69m x 1.62m)

Corner bath, pedestal wash hand basin, low level WC and separate shower cubicle. Window to front aspect, fully tiled walls, vinyl flooring.

### **EXTERIOR**

#### **FRONT**

Block paved driveway providing off street parking and leading to entrance porch. Side access to rear garden.

#### **REAR**

Commencing with paved patio area, remainder laid to lawn with mature planting and shrub borders. Access to front via side gate.

### **AGENT'S NOTE**

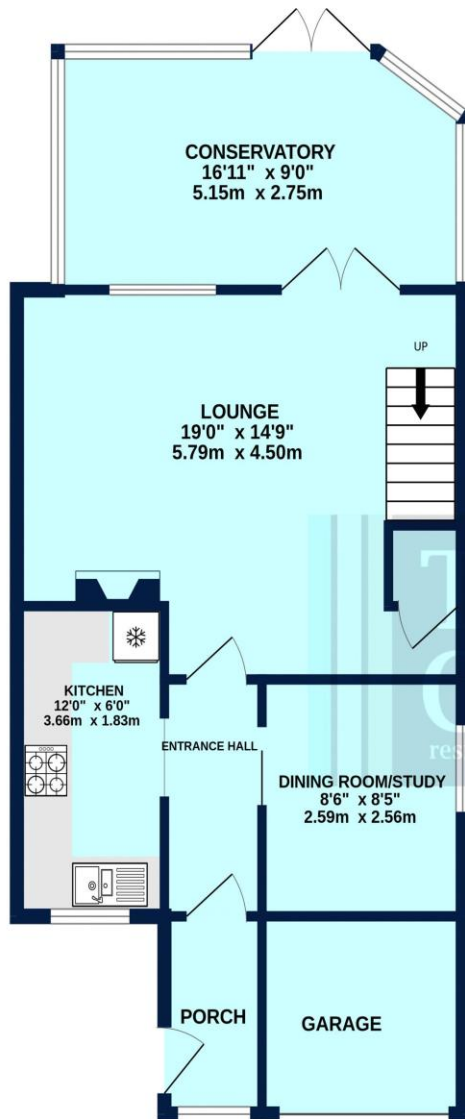
The garage has partitioning divide and front half has up and over door. The rear part is currently used as a dining room/study.



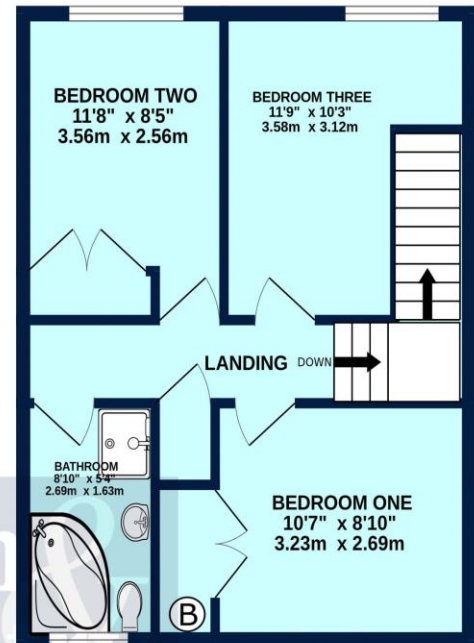


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



ELIZABETH WAY

TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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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