

**Tower Street, Brightlingsea
CO7 0AW
£290,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **FOUR BEDROOMS**
- **LOUNGE WITH FEATURE FIREPLACE**
- **DINING ROOM**
- **WELL EQUIPPED KITCHEN**
- **BATHROOM AND CLOAKROOM**
- **OVER THREE LEVELS**
- **ENCLOSED GARDEN WITH REAR ACCESS**
- **WALKING DISTANCE TO TOWN CENTRE AND BEACH**
- **DOUBLE GLAZED**
- **POPULAR LOCATION**

STEP THROUGH THE THRESHHOLD OF THIS FOUR BEDROOM TOWN HOUSE TO BE AMAZED!

This three storey home offers modern living at its best. This charming property benefits from a stylish interior which includes open plan lounge/dining room with large bay window, modern kitchen with sky light allowing natural light to flood through and a family bathroom.

The first and second floors are home to the four bedrooms and a further WC.

Relax and unwind in the well planned, low maintenance rear garden or take a stroll to the beach/shops from this conveniently located home just minutes away from all the local amenities.

A SIZEABLE HOME LOCATED IN AN ENVIABLE POSITION



The accommodation with approximate room sizes are as follows:

LOUNGE

15' 2" x 12' 9" (4.62m x 3.88m)

DINING ROOM

14' 3" x 8' 9" (4.34m x 2.66m)

KITCHEN

12' 1" x 8' 9" (3.68m x 2.66m)

LOBBY

BATHROOM



FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 11' 11" (3.83m x 3.63m)

BEDROOM TWO

9' 8" x 9' 2" (2.94m x 2.79m)

WC/CLOAKROOM

SECOND FLOOR LANDING

BEDROOM THREE

12' 9" x 11' 6" (3.88m x 3.50m)

BEDROOM FOUR

11' 6" x 8' 2" (3.50m x 2.49m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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