

**Ladysmith Avenue, Brightlingsea
CO7 0JD
£280,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- PERIOD FEATURES
- LOUNGE
- SEPARATE DINING ROOM
- GALLEY KITCHEN
- FAMILY BATHROOM
- WEST FACING PRIVATE REAR GARDEN
- CLOSE TO TOWN CENTRE/SCHOOLS/BEACH AREA
- NO ONWARD CHAIN

**** FABULOUS OPPORTUNITY FOR REFURBISHMENT ****

Presenting for sale, this outstanding three bedroom semi-detached house, perfectly situated just a few minutes walk to the Town Centre, Primary School and Beach areas. It boasts a characterful blend of period features, making it an ideal home for families who appreciate a touch of history and charm. This property would benefit from some light modernisation and decorating to fully expose its potential.

There are two reception rooms, there first is a lounge which incorporates a wonderful bay window filling the room with an abundance of natural light and a feature fireplace providing a stunning focal point. The second reception room is a dedicated dining area, offering a perfect setting for hosting dinner parties or enjoying family meals. A country style galley kitchen, the heart of this beautiful home, has been designed with functionality in mind. The space is inviting and perfect for home-cooked meals, offering a warm and welcoming atmosphere that will surely become a favourite gathering spot for the family. The property also benefits from a well-sized bathroom, with enough space for all of the family.

To the first floor you will find three double bedrooms, offering ample space for relaxation and personalisation. Each of these rooms is bathed in natural light.

Sizeable private west facing rear garden incorporates mature trees and shrubs as well as a patio area for sitting and side access for ease. This semi-detached house is a wonderful blend of character and comfort, suitable for families seeking a cosy and inviting home. With its unique features and ideal location, this house truly stands out as a desirable property in a sought-after location.

**** NO ONWARD CHAIN ****

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The accommodation with approximate room sizes are as follows:

LOUNGE

12' 10" x 11' 1" (3.91m x 3.38m)

uPVC entrance door, Bay window to front aspect, wooden flooring, centre light, radiator, feature fireplace.

INNER HALL

Stairs to first floor landing.

DINING ROOM

12' 10" x 11' 2" (3.91m x 3.40m)

Window to rear aspect, wooden flooring, centre light, radiator, under stairs cupboard.

KITCHEN

12' 3" x 7' 4" (3.73m x 2.23m)

Window to side aspect, vinyl flooring, inset spot lights, radiator. Range of base and wall units with wooden worktop, stainless steel sink/drain, eye level cupboard housing the boiler, full height larder, space for gas cooker, fridge/freezer, washing machine.

BOOT ROOM

5' 4" x 3' 1" (1.62m x 0.94m)

Door to side, vinyl flooring, centre light, storage cupboard with fittings for a dishwasher.

FAMILY BATHROOM

7' 5" x 6' 8" (2.26m x 2.03m)

Obscured window to rear aspect, vinyl flooring, inset spot lights, radiator. Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC and separate shower cubicle, partially tiled walls.



BEDROOM ONE

12' 10" x 11' 0" (3.91m x 3.35m)

Window to front aspect, carpet flooring, centre light, radiator.

BEDROOM TWO

12' 10" x 11' 2" (3.91m x 3.40m)

Window to rear aspect, carpet flooring, centre light, radiator, built in double wardrobe, feature fireplace. Leading through to bedroom three.

BEDROOM THREE

13' 3" x 7' 4" (4.04m x 2.23m)

Window to rear aspect, laminate flooring, centre light, radiator, airing cupboard.

EXTERIOR

FRONT

Wrought iron railings and gate, tiled path, shingle garden.

REAR

Private and west facing mature rear garden laid to lawn with trees and shrubs to side and rear, patio area, access from the side way.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area: 88.0 sq.m. (947 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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