

**New Street
Brightlingsea
CO7 0DD
£295,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- DETACHED THREE BEDROOM HOME
- RECENTLEY REFURBISHED
- LOUNGE
- DINING ROOM
- COUNTRY STYLE FITTED KITCHEN
- UTILITY ROOM
- MODERN BATHROOM
- DOUBLE GLAZED WINDOWS
- FABULOUS PRIVATE REAR GARDEN
- CLOSE TO TOWN CENTRE AND WATERFRONT

**** DETACHED THREE BEDROOM FAMILY HOME ****

Town & Country Residential are delighted to offer For Sale this stunning three bedroom detached Victorian house that is sure to be the ideal home for families, couples, and first-time buyers alike. The property has been recently refurbished to a fantastic standard including double glazed sash windows with wood style shutters as well as contemporary decoration in keeping with the property's age.

This distinctive home offers an abundance of space and charm, with two spacious reception rooms, perfect for relaxation or entertaining guests. The kitchen is a true highlight of the property. Designed in a delightful country style, it features beautiful wood countertops, blending functionality with rustic charm and is sure to be the heart of the home, with a separate utility room, what's not to love. The modern bathroom and relaxing sun-room at the side of the house completes the ground floor.

On the first floor you will find three well-proportioned bedrooms, two of these are double rooms offering ample space for comfort, while the third is a cosy single room, ideal for use as a guest room or home office. One of the standout features of this property is the external space. The beautiful garden, meticulously maintained, offers a peaceful retreat from the hustle and bustle of daily life. Nestled at the end of the garden is a charming summer house, providing a unique space for relaxation or outdoor entertaining.

This property is not just a home, but a lifestyle. Its unique features and generous living spaces provide a versatile environment that can adapt to your needs. Whether you're a growing family needing space, a couple seeking a tranquil retreat, or a first-time buyer looking for the perfect start, this property is a must-see.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wooden front door, tiled flooring, radiator, stairs to first floor.

LOUNGE

11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed sash window with shutters to front, carpet flooring, centre light, radiator, feature fireplace.

DINING ROOM

15' 6" x 9' 8" (4.72m x 2.94m)

Double glazed window to rear, carpet flooring, centre light, radiator, under stairs cupboard.

KITCHEN

10' 7" x 8' 3" (3.22m x 2.51m)

Double glazed window to side, tiled flooring, centre light, radiator. Range of classic cream wall and base units with contrasting wooden worktops, integrated gas hob with extractor over, electric oven, ceramic 1½ bowl sink/drain, space for fridge/freezer, door to Sun Room and Bathroom.

UTILITY ROOM

Tiled flooring, space for washing machine and tumble dryer, radiator.

BATHROOM

Obscured double glazed window to side with shutters, tiled flooring, centre light, radiator. "P" shaped bath with shower over, low level WC and pedestal wash hand basin, panelled walls.

SUN ROOM

14' 2" x 6' 8" (4.31m x 2.03m)

Windows to side and rear, door to garden, tiled flooring, wall mounted lights.



FIRST FLOOR LANDING

Access to loft space, carpet flooring. Doors to:

BEDROOM ONE

12' 4" x 11' 8" (3.76m x 3.55m)

Double glazed sash window with shutter to front, carpet flooring, centre light, radiator, fitted wardrobe.

BEDROOM TWO

9' 8" x 7' 7" (2.94m x 2.31m)

Double glazed window with shutter to rear, carpet flooring, centre light, radiator.

BEDROOM THREE

7' 6" x 7' 0" (2.28m x 2.13m)

Double glazed window with shutter to rear, carpet flooring, centre light, radiator.

REAR GARDEN

Decking with block paved circular path, laid to lawn, flower and shrubs to borders. Summer House with bar and entertaining area, power and light, side access to street.

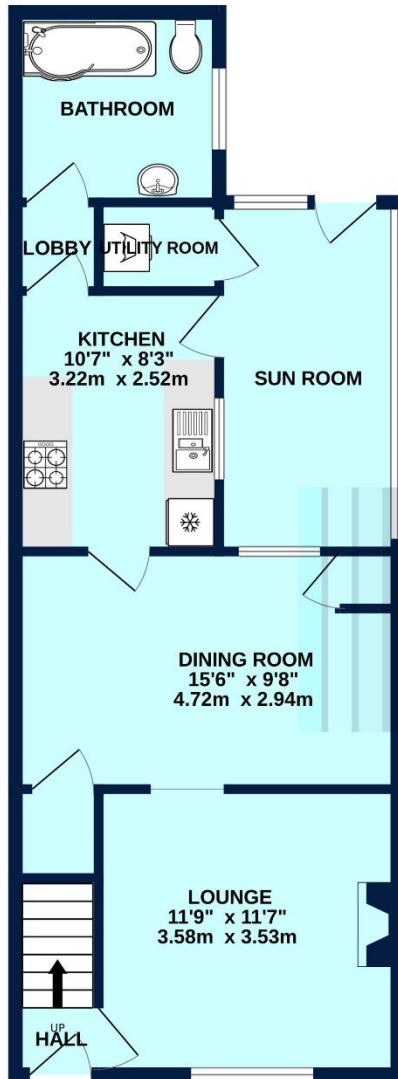




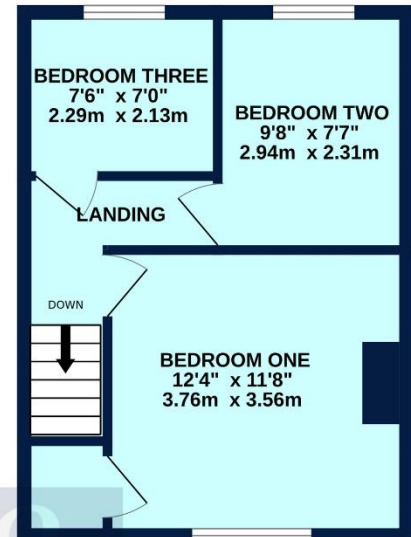


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



NEW STREET

TOTAL FLOOR AREA: 931 sq.ft. (86.5 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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