

**Red Barn Road, Brightlingsea
CO7 0SJ
£245,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- 17'3" FT KITCHEN/DINER
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- NON-ESTATE LOCATION
- FIRST FLOOR BATHROOM
- ACCESS TO TOWN CENTRE
- OFF ROAD PARKING/DRIVEWAY
- GENEROUS ROOM SIZES

****A WELL PRESENTED HOUSE IDEAL FOR THE YOUNGER FAMILY OR FIRST TIME BUYER****

Two bedroomed end terrace home located close to both the High Street and local schools, this property is ideally suited to first time buyers or a younger growing family.

There are two double bedrooms, separate lounge, kitchen/diner and first floor bathroom.

Outside you have a good size garden with brick built storage shed/workshop and driveway providing off street parking.

DO NOT MISS THIS OPPORTUNITY - Call to View



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

14' 1" x 5' 10" (4.29m x 1.78m)

Double glazed entrance door, stair flight to first floor landing. Storage cupboard under stairs, wood laminate flooring, radiator.

LIVING ROOM

14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed window to front elevation, wood laminate flooring, radiator.

KITCHEN/DINER

17' 3" x 8' 4" (5.25m x 2.54m)

Two double glazed windows to rear elevation, double glazed door to garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under, range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Glazed display unit, corner display unit. Space for washing machine, space for tumble dryer, space for cooker, space for fridge. Tiled flooring, radiator.



FIRST FLOOR LANDING

Access to loft space, built in boiler cupboard, double glazed window to side elevation.

BEDROOM ONE

14' 3" x 10' 5" (4.34m x 3.17m)

Double glazed window to front elevation, two built-in wardrobe cupboards, radiator.

BEDROOM TWO

12' 2" x 9' 6" (3.71m x 2.89m)

Double glazed window to rear elevation, built-in storage cupboard and built in airing cupboard, radiator.

FAMILY BATHROOM

7' 7" x 5' 8" (2.31m x 1.73m)

Double glazed window to side and rear elevations. Low level WC, pedestal wash hand basin and panel bath with Triton shower unit over bath area, shower screen. Tiled walls, wood laminate style flooring, radiator.

FRONT GARDEN

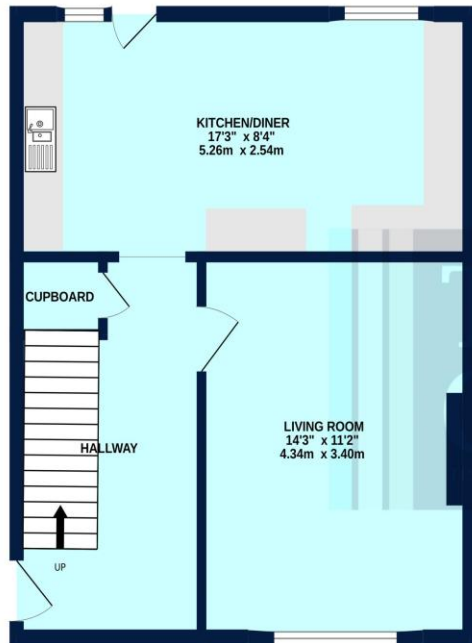
Open plan laid mainly to lawn with flower beds. Concrete driveway providing off road parking.

REAR GARDEN

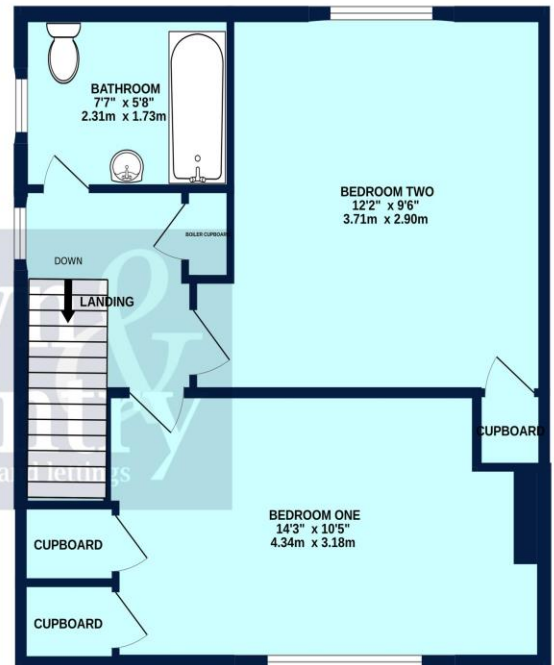
Extending to approximately 45ft, south westerly. Brick shed/workshop (8'6 x 6'0 with power and lighting and double glazed window to garden). Paved patio area, laid mainly to lawn, flower beds, aluminium greenhouse, metal style shed. Side access and further brick storage shed.



GROUND FLOOR



1ST FLOOR



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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