

**Wellington Street, Brightlingsea,  
CO7 0DB**

**£169,995 Freehold**

**Town & Country**  
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)





- MID TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- KITCHEN
- BUILT IN STORAGE
- REAR GARDEN
- CLOSE TO TOWN CENTRE
- STREET PARKING
- EXCELLENT INVESTMENT OPPORTUNITY

## TWO BEDROOM MID TERRACE PROPERTY - EXCELLENT INVESTMENT OPPORTUNITY

Offered for sale with a TENANT IN SITU

The property itself includes, two reception rooms with original fireplaces, open plan kitchen looking onto one of the reception rooms, lobby area, ground floor bathroom- To the first floor you will find two double bedrooms, access to loft hatch- The exterior offers a shared side access and low maintenance rear garden with a garden shed- Positioned within walking distance to the Infant and Junior school and Brightlingsea Town Centre

**\*\*DO NOT MISS OUT, CALL NOW TO VIEW\*\***

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



**The accommodation with approximate room sizes are as follows:**

### **LOUNGE**

10' 0" x 9' 4" (3.05m x 2.84m)

UPVC front door opening onto: lounge with double glazed window to front, laminate flooring, centre light radiator, open fireplace with tiled surround and hearth, gas meter in cupboard, door leading to: hall

### **KITCHEN/DINER**

17' 8" x 9' 10" (5.38m x 2.99m)

Window to rear, laminate flooring, 2 x ceiling lights, dining room includes under stairs storage cupboard, open fire place with tiled hearth and mantle, built in storage, wall mounted electric meter, reception room opens onto kitchen area including range of wall and base units, cooker with electric hob, space for washing machine, fridge freezer, laminate worktops, stainless steel sink with left hand drainer, tiled splash-back, door leading to: lobby

### **LOBBY**

7' 9" x 2' 8" (2.36m x 0.81m)

UPVC back door, vinyl flooring, centre lights, shelving for coats, doors leading to: kitchen, bathroom

### **FIRST FLOOR LANDING**

Loft access, which is part boarded and insulated

### **BEDROOM 1**

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed window to front, laminate flooring, centre light, radiator, space for double bed, feature fireplace, built in wardrobe storage, door leading to: landing

### **BEDROOM 2**

9' 10" x 9' 3" (2.99m x 2.82m)

Double glazed window to rear, laminate flooring, centre light, radiator, space for double bed and furniture, views onto rear garden, door leading to: landing

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



## **FAMILY BATHROOM**

6' 0" x 5' 8" (1.83m x 1.73m)

Frosted window to rear, vinyl flooring, centre light, radiator, white suite including panelled bath, wash hand basin, low level W.C, tiled splash-back, wall mounted combi-boiler, towel rail, door leading to: lobby

## **OUTSIDE**

Rear Low maintenance paved rear garden, garden shed, shared access to the front of the property

Boundary retained by privacy fencing

Front Street parking

## **AGENTS NOTE**

Boiler location: bathroom

Meter Locations: gas located in the lounge and electric in the dining room

Property has had new smoke alarms fitted in 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: [property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)