

**New Cut
Great Bentley
CO7 8LE
£275,000 Freehold**

Town & Country
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9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- Extended Two Bedroom Semi-Detached Cottage
- Character Features
- Fabulous Open Plan Lounge/Dining Room
- Kitchen/Dining/Family Room
- Garden Room
- Gas Central Heating/Double Glazing
- Pretty Mature Rear Garden
- Walk to Great Bentley Train Station, Shops & Village Green
- No Chain

EXTENDED CHARACTER FILLED TWO BEDROOM SEMI-DETACHED COTTAGE positioned in the sought after village of Great Bentley, ideally located within walking distance of the award-winning green, schooling, local amenities and mainline train station with links to London Liverpool Street.

Deceptively spacious, this charming home offers everything you would expect of a pretty Victorian cottage including through lounge/dining room, kitchen/family room, garden room plus two double bedrooms and a first floor bathroom.

Packed with charm and features which include stripped doors, a cosy fireplace and a welcoming feel.

The rear garden compliments the house perfectly being a mature and tranquil spot to relax.

OFFERED WITH NO ONWARD CHAIN THIS IS A REAL OPPORTUNITY TO OWN A BEAUTIFUL HOME IN THE HEART OF AN AWARD WINNING VILLAGE.



The accommodation with approximate room sizes are as follows:

LOUNGE/DINING ROOM

20' 7" x 11' 5" (6.27m x 3.48m)

Traditional wooden front door, with canopy porch over, leading into the versatile main living area currently utilised as a large lounge. Double glazed window to front, brick fireplace with alcove storage cupboards and shelving. Open wooden staircase rising to first floor, radiator and carpet flooring.

KITCHEN/DINING/FAMILY ROOM

18' 4" x 11' 10" (5.58m x 3.60m)

A classic country kitchen opening up to a family/dining area complimenting the rest of this characterful home with range of traditional sage green base and wall units with worktops over, 1 & 1/2 stainless steel sink and drainer unit. Integrated oven and electric hob with extractor over. Space for dishwasher and fridge/freezer. Part tiled walls, Double glazed window to side, double wooden glazed doors to garden room, radiator. Wall mounted gas boiler.

GARDEN ROOM

10' 6" x 7' 0" (3.20m x 2.13m)

Currently enjoyed as a potting and utility room this useful space leads directly on to the garden and could be used in a multitude of ways to create extra space if desired. Windows to rear and side, plumbing for washing machine.

FIRST FLOOR LANDING

Double glazed window to side, storage cupboard, radiator, carpet flooring, doors leading off to:

BEDROOM ONE

11' 2" x 11' 0" (3.40m x 3.35m)

Fitted wardrobe, stripped floorboards, radiator. Double glazed window to front.



BEDROOM TWO

18' 3" x 7' 7" (5.56m x 2.31m)

A beautifully bright and airy second bedroom with double glazed dual aspect windows to side and rear, carpet flooring and radiator.

BATHROOM

8' 3" x 6' 4" (2.51m x 1.93m)

Panelled bath with shower over, low level WC and wash hand basin. Double glazed window to rear, tiled flooring and part tiled walls.

EXTERIOR

FRONT

Kerb appeal in abundance with an attractive retaining brick wall and picket fence with wrought iron gate together with eye level privacy hedging. Gated access to rear garden.

REAR

Enclosed mature and private rear garden which is laid to lawn, stocked with a variety of shrub borders and established trees. A shingled seating area at the bottom of the garden provides a tranquil relaxing space looking back onto the garden.

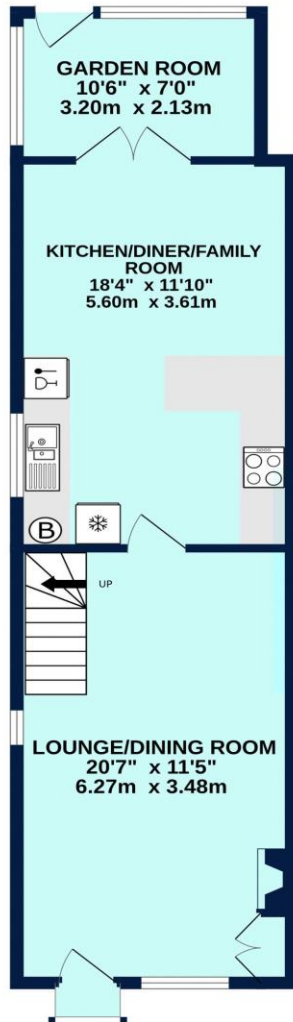




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



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NEW CUT

TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

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