

**Romney Close, Brightlingsea,
CO7 0RJ**

£249,995 Freehold

Town & Country
residential sales and lettings



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

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- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- GARAGE AND OFF-ROAD PARKING
- NO ONWARD CHAIN
- SOUTH FACING GARDEN
- IN NEED OF MODERNISATION
- OPEN PLAN KITCHEN/DINER
- LIVING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED

***** THREE BEDROOM SEMI-DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN *****

Situated within the popular Maltings estate location being within walking distance to the Colne School and Supermarket, also within easy reach to local bus stop providing easy access to Colchester Town Centre and other bus routes.

This three-bedroom semi-detached bungalow is in need of modernisation.

Accommodation includes lounge with views onto the south facing rear garden, generous kitchen/diner which has previously been extended, three bedrooms, and a shower room.

To the exterior of the property, you are welcomed with ample off-road parking, garage with electric door and power, plus a further out building located in the low maintenance garden that the previous owners used as a workshop

***** MAKE YOUR APPOINTMENT TODAY BEFORE YOU MISS OUT *****

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The accommodation with approximate room sizes are as follows:

HALLWAY

UPVC front door opening into hallway, which has carpet flooring, 2 x wall lights, loft hatch, smoke alarm, doors leading to: bedroom 1, 2, 3, lounge, kitchen, bathroom

LOUNGE

17' 9" x 9' 7" (5.41m x 2.92m)

UPVC Patio door, carpet flooring, 2 x ceiling lights, 2 x radiators, space for ample furniture, electric fireplace, views onto rear garden, doors leading to: hall, garden

KITCHEN/DINER

19' 4" x 12' 1" (5.89m x 3.68m)

Window to side and rear, UPVC back door, 2 x ceiling lights with fans, laminate flooring, 2 x radiators, part tiled walls, range of wall and base units, roll top work surfaces, integrated stainless steel sink with left hand drainer, electric hob, oven and microwave, space for washing machine, fridge freezer, opens onto dining area, door leading to: landing

BEDROOM 1

9' 8" x 0' 0" (2.94m x 0.00m)

Window to front, carpet flooring, centre light, radiator, fitted wardrobes, space for king size bed and furniture, views onto front garden, door leading to: hall

BEDROOM 2

10' 3" x 7' 7" (3.12m x 2.31m)

Window to front, carpet flooring, centre light, radiator, single room with space for furniture, views onto front garden, door leading to: landing

BEDROOM 3

10' 10" x 7' 8" (3.30m x 2.34m)

Window to side, carpet flooring, centre light, radiator, double room, fitted wardrobes, doors leading to: hall

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FAMILY BATHROOM

Frosted window to side, laminate flooring, centre light, radiator, enclosed double shower unit, low level W.C, wash hand pedestal basin, storage unit housing boiler, doors leading to: landing

OUTSIDE

Rear

Low maintenance rear garden, fully paved with privacy wall/fencing, workshop with electric, Pergola, greenhouse, oil tank, that is empty and not in use

Access via side gate via driveway

Double length Garage with power and light, electric garage door

Front

Ample parking to the front of Tarmac driveway leading to garage and side access to rear garden, remainder laid to lawn

AGENTS NOTE

Boiler located in bathroom (approximately 2 years old)

Gas meters located outside along with electric cupboard and fuse box

Loft, partly boarded, insulated and loft ladder



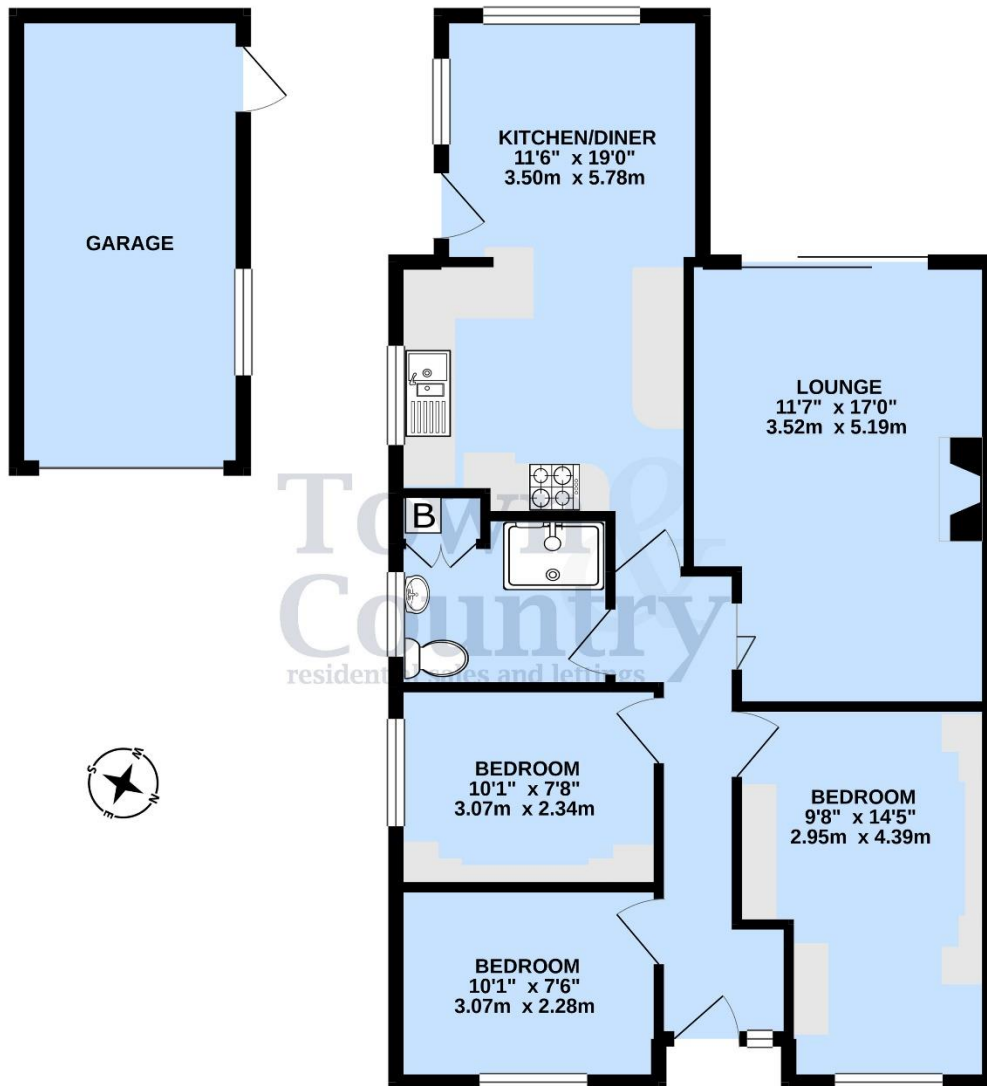
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 850sq.ft. (79.0 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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