

**Albert Road, Brightlingsea,  
CO7 0NB  
£365,000 Freehold**

**Town & Country**  
residential sales and lettings



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

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- **THREE BEDROOM DETACHED BUNGALOW - WALKING DISTANCE TO TOWN CENTRE**
- **LARGE PLOT WITH SUPER GARDEN - CLOSE TO TOWN**
- **28FT LOUNGE /DINER**
- **KITCHEN/BREAKFAST ROOM**
- **BATHROOM**
- **SUPERBLY STOCKED SOUTH FACING REAR GARDEN**
- **DOUBLE LENGTH GARAGE**
- **DRIVEWAY AND OFF ROAD PARKING**
- **PRIME REQUESTED LOCATION**
- **A DEFINATE VIEW**

**LOCATION LOCATION - DETACHED BUNGALOW WITH FABULOUS SOUTH FACING REAR GARDEN - RARELY AVAILABLE IN SUPERB SPOT - WALKING DISTANCE TO TOWN CENTRE - 3 DOUBLE BEDROOMS WITH STUNNING GARDEN LOCATED IN ONE OF THE MOST REQUESTED ROADS IN BRIGHTLINGSEA,** Nestled in prime spot on a no through road, this detached bungalow sits nicely on a large plot with large mature and well stocked SOUTH FACING rear garden, the property HAS EXCELLENT SIZED ACCOMMODATION including a 28ft lounge/diner, kitchen breakfast room, family bathroom, plus plenty of off road parking and double length garage A GARDENERS DELIGHT

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

## **HALLWAY**

Decorated painted wall panels, radiator with cover, loft hatch, burglar alarm system, bt point, electric meter cupboard, smoke alarm, laminate flooring, doors to:

## **LOUNGE/DINING ROOM**

19' 7" x 14' 9" (5.96m x 4.49m) reducing to 11' (3.35m)

2 windows to side, radiator with cover, feature fireplace with electric fire, centre light, inset spotlights, laminate flooring

## **DINING AREA**

8' 1" x 10' 8" (2.46m x 3.25m)

1 Window to side, patio door to rear, radiator with cover, laminate flooring, inset spot lights, views onto rear garden

## **KITCHEN**

18' 0" x 10' 10" (5.48m x 3.30m) narrowing to 8' 11" (2.72m)

Window to rear and side, cupboard housing Combi boiler, range of wood-effect units with single drainer sink unit, oven and grill, 4 ring hob, space for washing machine and American fridge/freezer, inset spot lighting ceiling light, laminate flooring, radiator, lobby to:

## **BEDROOM 1**

11' 0" x 10' 1" (3.35m x 3.07m)

Window to front, radiator, laminate flooring, centre light, space for double bed

## **BEDROOM 2**

10' 10" x 10' 0" (3.30m x 3.05m)

Window to front, radiator, laminate flooring, centre light, space for furniture



### **BEDROOM 3**

10' 0" x 9' 6" (3.05m x 2.89m)

Window to side, radiator, laminate flooring, centre light, space for furniture

### **BATHROOM**

Frosted window to rear, fully tiled walls and floor, bath with electric shower over, low level WC, pedestal wash hand basin, centre light, heated towel rail

### **OUTSIDE**

Rear

South-facing divided garden with patio area with shingle, further lawned area with mature border boundaries and patio seating area, trellis fencing with climbing roses, gateway leading to further lawned area being enclosed by established conifers and fencing, various fruit trees including apple, plum, cherry and pear, large shed to remain, to the rear is a shingle seating area

Front

Side access via gates to both sides, block-paved frontage allowing ample parking, path to front door, access to garage

### **GARAGE**

Double length garage with up and over door, electric for outside light and garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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

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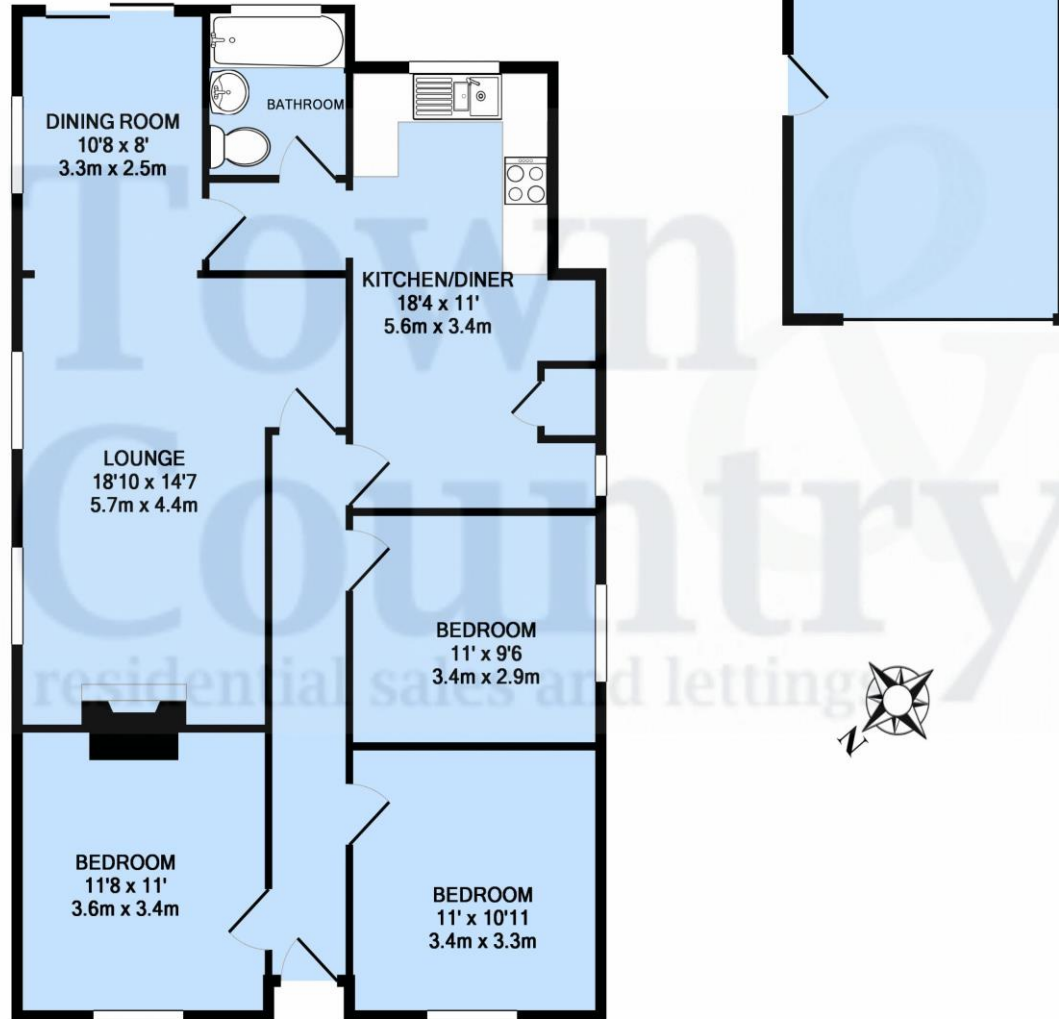
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TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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