

**Albert Road, Brightlingsea,
CO7 0NB**

Offers in Excess of £225,000 Freehold

Town & Country
residential sales and lettings



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

Phone: 01206 302288

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- END TERRACED HOUSE
- TWO BEDROOMS
- SHARED DRIVEWAY
- GARAGE
- OPEN PLAN LIVING
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- SOUTH FACING GARDEN
- PRIME REQUESTED LOCATION
- A DEFINITE VIEW

LOCATION LOCATION

END TERRACED HOUSE BENEFITING FROM SOUTH FACING GARDEN

Rarely available superb spot being walking distance to the town centre- This two double bedrooms house also includes spacious open plan living, separate kitchen, ground floor bathroom- The outside of the property is just as good as the inside with the added bonus of off road parking and garage, side access to rear garden

***** MUST BE VIEWED *****

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The accommodation with approximate room sizes are as follows:

LOUNGE/DINER

13' 0" x 23' 0" (3.96m x 7.01m)

Open plan lounge/diner, laminate flooring, window to front, 2 x radiators, 2 x ceiling lights, spacious living for all the family, stairs to first floor, door leading to: kitchen, front entrance

KITCHEN

13' 1" x 7' 9" (3.98m x 2.36m)

Double glazed window to rear, tiled flooring, part tiled walls, range of wall and base units with pine front cupboard unit, stainless steel 1½ bowl sink with drainer and mixer taps, laminate worktops, fitted hob and electric cooker, extractor fan, plumbing for washing machine, centre light, views looking onto rear garden, door leading to: dining area and lobby

REAR ENTRANCE LOBBY

Ceramic tiled flooring, UPVC double glazed door to rear garden, door leading to: ground floor bathroom

BATHROOM

8' 5" x 6' 3" (2.56m x 1.90m)

Obscured UPVC double glazed window to rear, fully tiled floor with modern white gloss suite, L-shaped panelled bath with overhead shower with mixer taps, white gloss vanity unit, towel rail, part tiled walls, inset spot lights

LANDING

Doors leading to: 1 and 2

BEDROOM 1

13' 2" x 11' 7" (4.01m x 3.53m)

UPVC double glazed window to front, carpet flooring, double room with space for ample furniture, smooth plastered ceiling with coving, radiator



BEDROOM 2

11' 10" x 10' 4" (3.60m x 3.15m)

UPVC double glazed window to rear, carpet flooring, centre light, smooth plastered ceiling, with coving, loft hatch, fitted wardrobes

OUTSIDE

Rear

Measuring 45ft in depth, laid to lawn with surrounding boarded fencing, paved patio area, outside tap

Front

Small front garden with dwarf wall, shared concrete drive, access to semi detached garage with up and over door, side door to garden

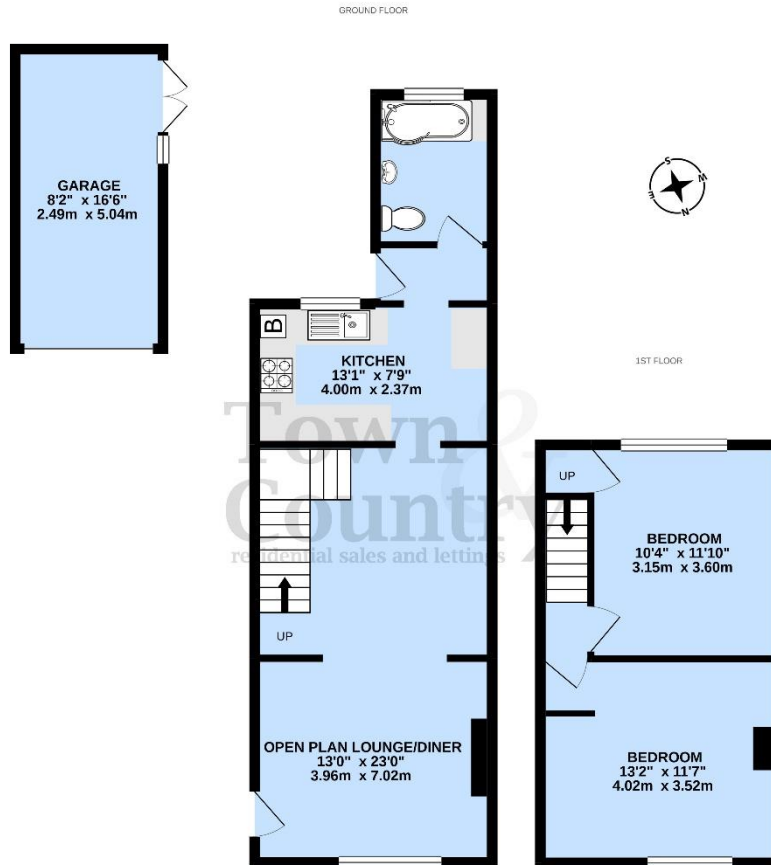


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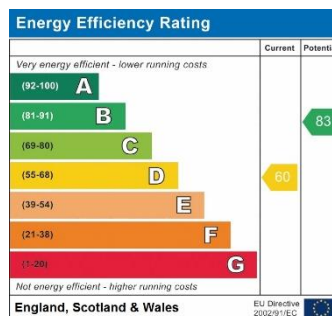
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TOTAL FLOOR AREA : 786sq. ft. (73.0 sq.m.) approx.

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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