

**Birch Close, Brightlingsea
CO7 0LE
£320,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **CUL-DE-SAC LOCATION**
- **PRESENTED TO A HIGH STANDARD**
- **OPEN PLAN LIVING**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **OFF STREET PARKING & GARAGE**
- **GAS CENTRAL HEATING**
- **POPULAR MANOR LOCATION**
- **CLOSE TO SCHOOLS AND SHOPS**

This Three Bedroom Semi-Detached house in a Cul-de-Sac position in the popular Manor location in Brightlingsea is a fantastic opportunity not to be missed.

To the ground floor you will find open plan living area with double aspect views onto the front and rear garden and a fitted kitchen.

To the first floor there are three bedrooms with fitted storage cupboards and family bathroom.

The exterior is just as spacious as the inside with ample parking, garage and well maintained garden.

A WELL PRESENTED AND PERFECTLY LOCATED PROPERTY



The accommodation with approximate room sizes are as follows:

PORCH

UPVC entrance door and window to front aspect. Cloak hooks, grey laminate flooring.

HALLWAY

UPVC entrance door, stairs to first floor landing, grey laminate flooring.

LOUNGE

13' 9" x 12' 8" (4.19m x 3.86m)

Large picture window to front aspect allowing plenty of natural light to flood through, grey carpet flooring, radiator. Inset spot lights, under stairs storage cupboard, open plan to:

DINING ROOM

10' 8" x 7' 10" (3.25m x 2.39m)

Patio doors leading to rear garden and opening to kitchen, grey carpet flooring, radiator, inset spotlights.

KITCHEN

11' 1" x 7' 8" (3.38m x 2.34m)

A sleek and stylish range of white gloss wall and base units with plenty of drawer and storage space with worktops over. Inset 1 & 1/2 bowl sink drainer unit with mixer tap, integrated dishwasher, larder fridge/freezer and washing machine. 4-ring electric hob with under counter oven and Neff extractor fan above. Grey laminate flooring, inset spotlights. Window and door to rear aspect.



FIRST FLOOR LANDING

Grey carpet flooring, access to boarded and insulated loft via hatch with ladder and light housing the central heating boiler. Smoke alarm, centre light, doors leading to:

PRINCIPAL BEDROOM

13' 4" x 9' 4" (4.06m x 2.84m)

Large picture window to rear overlooking the garden, mirrored floor to ceiling wardrobe, radiator, centre light, grey carpet flooring.

BEDROOM TWO

11' 11" x 8' 10" (3.63m x 2.69m)

Window to front aspect, storage cupboard/wardrobe, grey carpet flooring, radiator, centre light.

BEDROOM THREE

10' 2" x 6' 11" (3.10m x 2.11m)

Window to front aspect, grey carpet flooring, centre spotlight, radiator.

FAMILY BATHROOM

8' 6" x 5' 3" (2.59m x 1.60m)

Crisp white bathroom suite with panelled bath with shower screen, wall mounted shower, vanity wash hand basin with mixer tap and low level WC. Part tiled walls, heated chrome towel rail, inset spotlights, vinyl flooring. Window to rear.

EXTERIOR

FRONT

Set back from the road with lawn and raised borders, approached via block paved driveway providing off street parking and leading to garage.

REAR

Well designed L shaped private rear garden with patio, lawn with shrub and tree borders. Barked area currently used as a children play area. Privacy fencing and side access.

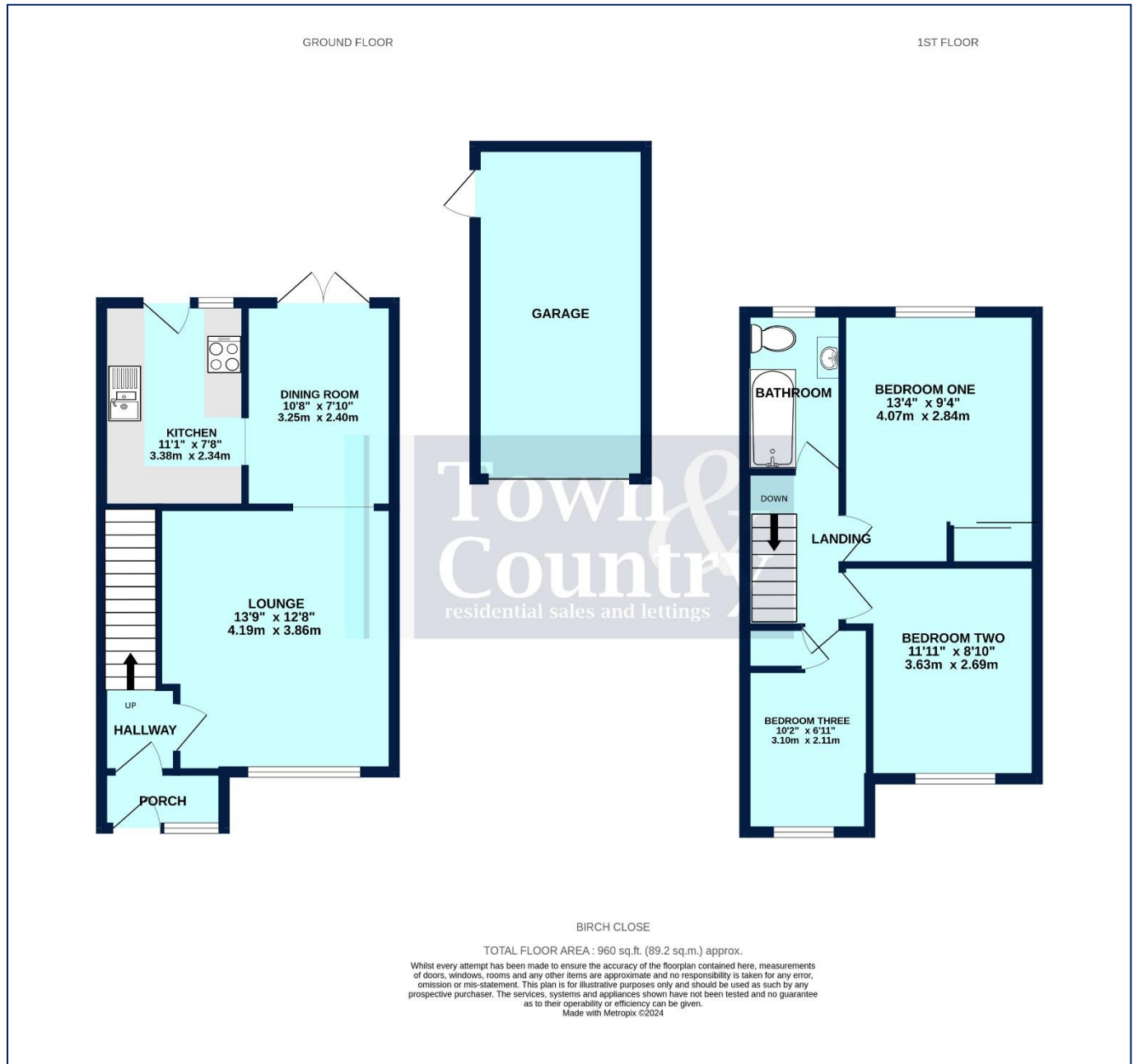
GARAGE

Roll top door, electric and power, personal door leading the the garden.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk