

**Station Road, Brightlingsea,
CO7 0BT
£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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www.townandcountryresidential.co.uk



- 3 BEDROOM SEMI DETACHED COTTAGE
- GARAGE & OFF-ROAD PARKING
- CHARACTER LIVING
- CHAIN FREE
- TWO RECEPTION ROOMS WITH ORIGINAL FIREPLACE
- GROUND FLOOR BATHROOM
- CENTRAL LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- EARLY VIEWING ADVISED

*****STEP BACK IN TIME AS YOU STEP OVER THE THRESHOLD OF THIS CHARACTER FILLED PROPERTY *****

This three-bedroom Semi-Detached house boasts from a huge amount of character including, original brick fireplaces, low beamed ceilings offering an abundance of character throughout.

To the ground floor you will find, two receptions rooms, kitchen, lobby, ground floor bathroom.

The first floor includes three bedrooms of a good size.

The exterior welcomes you with off road parking to the side of the property for a small vehicle, garage positioned in the rear garden

Centrally located in Brightlingsea Town Centre being a minutes' walk from the Doctors Surgery, High Street shops, bus stop and many other local amenities including the Promenade

***** OFFERED FOR SALE CHAIN FREE, AGENT HOLDS KEYS TO VIEW *****

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The accommodation with approximate room sizes are as follows:

LOUNGE

16' 1" x 14' 0" (4.90m x 4.26m)

Wooden front door with glass panel opening onto: lounge with tiled flooring, 6 x wall lights, radiator, character filled room with beamed ceiling, brick fireplace, stairs to 1st floor, doors leading to: dining room

DINING ROOM

13' 10" x 12' 2" (4.21m x 3.71m)

Double glazed window to side and rear, carpet flooring, 5 x wall lights, radiator, beamed style walls, open fire with brick surround and brick pattern heath, built in beamed mantle, doors leading to: kitchen, lounge

KITCHEN/BREAKFAST DINER

13' 10" x 10' 0" (4.21m x 3.05m)

Double glazed window to side, vinyl flooring, strip centre light, range of wall and base units, laminate roll top work tops, integrated gas hob, electric oven, stainless steel sink with mixer tap, wall mounted boiler, part tiled walls with remainder pine panelling, doors leading to: lobby, dining room

REAR LOBBY

21' 1" x 10' 0" (6.42m x 3.05m)

Centre light, carpet flooring, loft hatch, airing cupboard, stable door accessing the rear garden

LANDING

Carpet flooring, access to loft hatch

BEDROOM 1

13' 5" x 11' 6" (4.09m x 3.50m)

Window to side and rear, carpet flooring, centre light, radiator, space for double bed, fireplace, beamed detail to walls, eves storage, built in storage, door leading to: landing



BEDROOM 2

14' 1" x 6' 9" (4.29m x 2.06m)

Window to front, carpet flooring, 2 x ceiling lights, radiator, space for double bed, built in wardrobes, doors leading to: landing

BEDROOM 3

9' 11" x 6' 8" (3.02m x 2.03m)

Double glazed window to side, carpet flooring, centre light, radiator, space for bed and furniture, door leading to: landing

GROUND FLOOR FAMILY BATHROOM

5' 3" x 10' 0" (1.60m x 3.05m)

Window to rear, vinyl, centre light, low level W.C, pedestal hand wash basin, panelled bath with mixer tap, separate shower enclosure unit, fully tiled walls, door leading to: lobby

OUTSIDE

Rear

Crazy paving, concrete area with concrete foot path leading to garage, remainder laid to lawn, plant borders surrounding garden

Boundary retained by privacy fencing

Access to rear via double side gate

Garage positioned in rear garden

Front

Off road parking for small vehicle, crazy paving, retained by low level brick wall separating the property from pathway



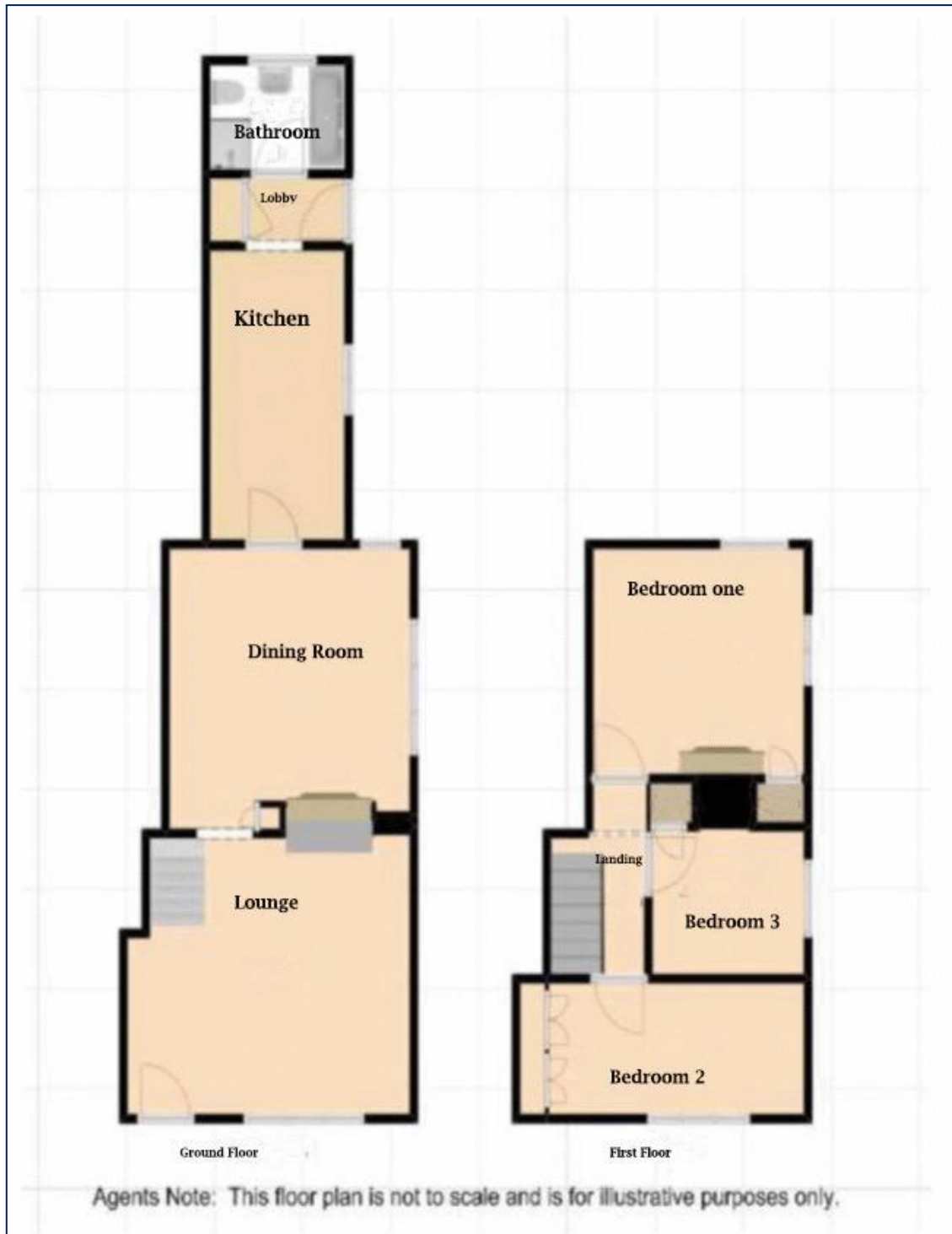
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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