

**Aingers Green, Great Bentley
CO7 8ND
Offers in the Region Of £375,000
Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- CHARMING 3/4 BEDROOM COTTAGE WITH ATTACHED ANNEXE
- LOUNGE/DINER WITH FEATURE FIREPLACE
- BEAUTIFULLY FITTED KITCHEN
- ONE BEDROOM SELF-CONTAINED ANNEXE WITH KITCHEN & SHOWER ROOM
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR SMALL VEHICLE
- SHORT WALK TO COMMUTER TRAIN STATION & LOCAL SCHOOL
- CHARACTER HOME
- GENEROUS ACCOMMODATION AND OUTSIDE SPACE

WELCOME TO LORDS COTTAGE

A beautifully renovated and EXTENDED family home with three bedrooms, lounge, kitchen and shower room in the main house, with a SELF-CONTAINED ONE BEDROOM ANNEXE, attached.

Perfect for blended families or a Granny/Teenager living set up, this very versatile and flexible room layout is ideal for growing families.

The annexe comprises of a lounge/bedroom overlooking the rear garden, kitchenette and shower room.

A highlight to this home is the Italian bathrooms that are beautifully finished and really do add a touch of style and design.

A GORGEOUS FAMILY HOME JUST A SHORT STROLL TO THE COMMUTER TRAIN STATION IN THE HEART OF GREAT BENTLEY



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

LOUNGE

18' 5" x 11' 10" (5.61m x 3.60m)

KITCHEN

15' 4" x 11' 10" (4.67m x 3.60m)

ANNEXE

LOUNGE/BEDROOM FOUR

16' 4" x 11' 3" (4.97m x 3.43m)

KITCHEN

18' 5" x 11' 3" (5.61m x 3.43m)

GROUND FLOOR SHOWER ROOM



FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 10' 1" (3.58m x 3.07m)

BEDROOM TWO

9' 6" x 9' 5" (2.89m x 2.87m)

BEDROOM THREE

9' 4" x 8' 1" (2.84m x 2.46m)

FAMILY SHOWER ROOM

8' 3" x 5' 9" (2.51m x 1.75m)









Ground Floor

Floor area 53.2 sq.m. (573 sq.ft.)

First Floor

Floor area 39.4 sq.m. (425 sq.ft.)

Total floor area: 92.7 sq.m. (998 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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