

**Eastern Road, Brightlingsea,  
CO7 0HU**

**Offers in Excess of £210,000 Freehold**

**Town & Country**  
residential sales and lettings



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

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- **TWO BEDROOM SEMI DETACHED HOUSE**
- **FIRST FLOOR BATHROOM**
- **FITTED KITCHEN**
- **LIVING ROOM**
- **DINING ROOM**
- **OPEN FIREPLACE & LOG BURNER**
- **GROUND FLOOR WC**
- **SASH WINDOWS**
- **WALKING DISTANCE TOWN CENTRE**
- **ENCLOSED REAR GARDEN**

\*\*\*\* WELL LOOKED AFTER BY THE CURRENTS OWNERS \*\*\*\*

Welcome to Eastern Road an attractive two bedroom semi-detached house situated in a desirable Road of Brightlingsea, also being just short walk to Brightlingsea town centre, doctors surgery and Brightlingsea Infant & Junior School- Move straight into the property and enjoy the modern living on offer including, beautifully fitted kitchen, two reception rooms including log burner and open fireplace, two bedrooms, family bathroom, ground floor WC plus to the exterior you will find a rear enclosed garden with wide side access to the front of the property

\*\*\* EARLY VIEWING HIGHLY ADVISED \*\*\*

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

#### **HALLWAY**

Leading to 1st floor

#### **LOUNGE**

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

Sash window to front, centre light, oak wood flooring, dado rails, radiator, open plan, door leading to: hall

#### **DINING ROOM**

11' 1" x 10' 3" (3.38m x 3.12m)

Patio doors to rear, centre light, oak wood flooring, log burner with hearth and surround, radiator, door to under stair storage housing electric meter

#### **KITCHEN**

11' 4" x 6' 1" (3.45m x 1.85m)

Window to side, centre light, space for oven and fridge/freezer, a range of base units with oak style worktops, Belfast ceramic sink, 1½ bowl sink with mixer taps, vinyl floor, tiled splashbacks, opening to:

#### **UTILITY AREA**

6' 1" x 3' 0" (1.85m x 0.91m)

Space and plumbing for washing machine, tumble dryer, UPVC door leading to garden:

#### **GROUND FLOOR CLOAKROOM**

4' 6" x 3' 3" (1.37m x 0.99m)

Obscured window to side, vinyl floor, low level WC, pedestal wash hand basin, part-tiled walls, range of cupboards, wall mounted boiler



## **STAIRS TO FIRST FLOOR**

LANDING Carpet, access to loft

## **LANDING**

Carpet flooring, access to boarded loft

## **BEDROOM 1**

11' 1" x 10' 1" (3.38m x 3.07m)

Sash window to front, radiator, centre light, carpet, storage cupboard, space for furniture, double room, door leading to: landing

## **BEDROOM 2**

11' 1" x 10' 1" (3.38m x 3.07m)

Window to rear, radiator, centre light, carpet, storage cupboard, space for double bed, door to

## **BATHROOM**

Obscured sash window to side, spot light, wood flooring, radiator, tongue and groove panelling, low level WC, pedestal wash hand basin, shower enclosure and panelled bath, airing cupboard




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC 		

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 impression or plans of the property.

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