

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**17 NEW STREET, BRIGHTLINGSEA, ESSEX**

**PRICE £215,000 FREEHOLD**

**NO ONWARD CHAIN**

- |   |   |   |
|---|---|---|
| * | <b>ATTRACTIVE 2 BEDROOM TOWN CENTRE COTTAGE</b>       | * |
| * | <b>LOUNGE / DINER 21'8" X 12'5"</b>                   | * |
| * | <b>MODERN KITCHEN 11'4" X 6'9"</b>                    | * |
| * | <b>MODERN FULLY TILED BATHROOM</b>                    | * |
| * | <b>BEDROOM 1. 11'4" X 11'1" WITH WALK IN WARDROBE</b> | * |
| * | <b>BEDROOM 2. 9'7" X 6'</b>                           | * |
| * | <b>GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS</b>  | * |
| * | <b>REAR GARDEN WITH SUMMERHOUSE AND PAVED PATIO</b>   | * |

**Property Misdescription Act**

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

**ESTABLISHED 1935**



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An attractive 2 bedroom cottage situated in a town centre position with the benefit of a modern kitchen and first floor bathroom, gas central heating and double glazed windows and with no onward chain. The accommodation comprises :-

### **GROUND FLOOR**

**LOUNGE/DINER** 21'8" X 12'5" Front entrance door. Georgian style UPVC double glazed window to front aspect. Beamed ceiling. 2 wall lights. Open brick fireplace. 2 radiators with thermostatic valves. Fire alarm. Stairs to first floor.

**MODERN KITCHEN** 11'4" x 6'9" Range of base unit cupboards and drawers with wall cupboard. Inset gas hob with electric single oven. Stainless steel sink with mixer taps. Intergas combi boiler for central heating and domestic hot water. Daewoo fridge freezer. Washing machine. Beamed ceiling. Georgian style UPVC double glazed window to side. Ceramic tiled floor. UPVC double glazed door to rear garden.

### **FIRST FLOOR**

**LANDING** with trap to roof space. Fire alarm.

**BEDROOM 1.** 11'4" x 11'1" With coving to textured ceiling. Georgian style UPVC double glazed window to front aspect. Radiator with thermostatic valve. Wall light. Doors to **walk in wardrobe** with shelving.

**BEDROOM 2.** 9'7" x 6' with coving to textured ceiling. Georgian style UPVC double glazed window to rear aspect. Wall light.

**MODERN BATHROOM** Fully tiled with white suite of panelled bath with shower mixer over, low level W.C. and pedestal wash basin. Coving to textured ceiling. Radiator with thermostatic valve. Ceramic tiled floor. Cupboard with slatted shelves for storage.

### **OUTSIDE**

Side passageway, shared with No. 15. leading to crazy paved area and rear garden, laid mainly to lawn with flower borders, summerhouse and paved patio area. Outside tap. Interwoven fencing to 2 sides on concrete posts on gravel boards. Outside light.

### **SERVICES**

All main services are connected. Council Tax Band A.

**NOTE: None of the appliances have been tested.**

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