

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: info@lucasestates.com Website: www.lucasestates.com



12 HURST GREEN, BRIGHTLINGSEA, ESSEX

PRICE £225,000 FREEHOLD

NO ONWARD CHAIN

- * AN ATTRACTIVE 2 BEDROOM COTTAGE ON HURST GREEN *
- * KITCHEN/DINER 11'8" X 11' * LOUNGE 11'8" X 11' *
- * GROUND FLOOR W.C. * GAS CENTRAL HEATING *
- * BEDROOM 1. 15' X 11' WITH ENSUITE BATHROOM/W.C. *
- * BEDROOM 2. 10'11" X 8'7" WITH ENSUITE BATHROOM/W.C.*
- * REAR COURTYARD GARDEN * COUNCIL TAX BAND B *

NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY

ESTABLISHED 1935

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.

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An attractive 2 bedroom cottage situated on Hurst Green with the benefit of a gas central heating system, ground floor W.C. and 2 first floor bedrooms, both with ensuite bathrooms. The accommodation comprises :-

GROUND FLOOR

RECESSED PORCH WITH LIGHT.

ENTRANCE HALL with radiator. Stairs to first floor.

CLOAKROOM with W.C. and wash basin. Extractor fan.

LOUNGE 11'8" x 11' with radiator. Open fireplace. Uninterrupted views across Hurst Green. Laminate flooring. Understairs storage cupboard.

KITCHEN/DINER 11'8" x 11' with UPVC double glazed window and door to rear garden. Radiator. Fitted units including worksurfaces, tiled over with inset stainless steel sink drainer with mixer tap. Base unit cupboards and drawers under, tiled over. Matching eye level storage cupboards. Bottle rack. Fridge and washing machine. Worksurface tiled over with inset gas hob and pull-out extractor. Base unit cupboards and drawers with under counter oven. Baxi gas wall mounted boiler for central heating.

FIRST FLOOR

SMALL LANDING

BEDROOM 1. 15' x 11' 2 windows with uninterrupted views across Hurst Green. Radiator. Door to -

ENSUITE BATHROOM 6'9" x 6'2" with white suite of panelled bath, tiled over with shower mixer taps, pedestal wash basin and button flush W.C. Extractor. Towel radiator.

BEDROOM 2. 10'11" x 8'7" with UPVC double glazed window. Radiator. Door to -
ENSUITE BATHROOM with white suite of panelled bath, pedestal wash basin and push button W.C. Extractor fan. Radiator. UPVC double glazed window.

OUTSIDE

Rear courtyard garden 14'10" x 11'10" laid to stone, secluded with light, close boarded fencing on concrete posts and gravel boards. Brick built garden store. The property is recessed from the road with small stoned front garden.

SERVICES

All main services are connected.

Council Tax Band B.

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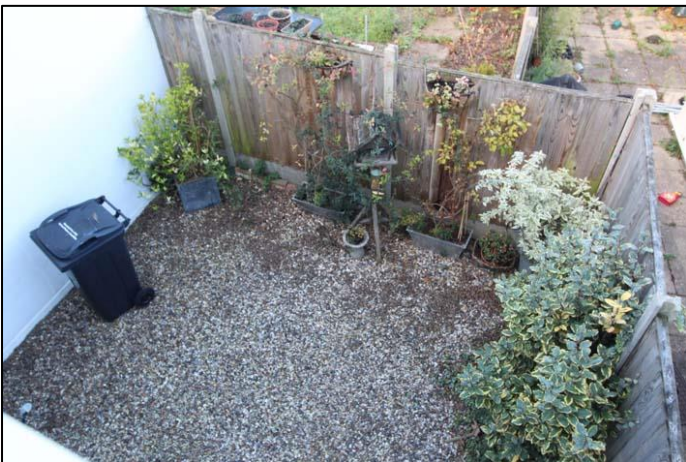
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