

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



3 NELSON STREET, BRIGHTLINGSEA, ESSEX

PRICE £299,000 FREEHOLD

NO ONWARD CHAIN

- | | |
|---------------------------------------|---------------------------------|
| * DETACHED TOWN CENTRE PROPERTY | * * * |
| * LOUNGE 12'6" X 11'4" | * DINING ROOM 12'6" X 11'3" * * |
| * KITCHEN 8'9" X 8'4" | * UTILITY ROOM/W.C. * * |
| * 1 ST FLOOR BATHROOM/W.C. | * BEDROOM 1. 11'3" X 9'9" * * |
| * BEDROOM 2. 10'3" X 7'3" | * BEDROOM 3. 8'10" X 7' * * |
| * GAS CENTRAL HEATING | * ENCLOSED REAR GARDEN * * |

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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A 3 bedroom detached property situated in the town centre convenient for local shops, bus services and the Waterside. The accommodation comprises :-

GROUND FLOOR

LOUNGE 12'6" x 11'4" with front entrance door. 2 radiators. Bay window. Door to -
LOBBY with stairs to 1st floor. Door to -

DINING ROOM 12'6" x 11'3" with understairs cupboard with plumbing for washing machine. Brick fireplace. Radiator. Door to -

REAR ENTRANCE LOBBY with door to garden. Radiator.

KITCHEN 8'9" x 8'4" with modern units including worksurface with inset stainless steel sink with cupboards and drawers under. Further worksurfaces with ceramic hob and under counter oven, tiled over. Matching eye level wall cabinets and base unit cupboards. Plumbing for washing machine. Wall mounted gas boiler for central heating. Door to -
UTILITY ROOM with worksurface with oval basin, shelving under. W.C. Inset ceiling lighting.

FIRST FLOOR

LANDING with coving to ceiling.

BEDROOM 1. 11'3" x 9'9" with built in wardrobe cupboard and radiator.

BEDROOM 2. 10'3" x 7'3" with radiator.

BEDROOM 3. 8'10" x 7' with built in cupboard. Radiator.

BATHROOM with white suite of bath with shower mixer tap, pedestal wash basin and W.C. Radiator. Inset ceiling spot lights.

OUTSIDE

Front garden laid to slate chippings and dwarf decorative wall. Timber door to private side passageway with letter flap, ladder neck and light leading to –

Rear garden laid to lawn and stoned area, outside tap, raised paved patio area and timber garden shed. The garden is well fenced with close boarded fencing on concrete posts and gravel boards.

SERVICES

All main services are connected. Council Tax Band C.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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