

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



37 NELSON STREET, BRIGHTLINGSEA, ESSEX

PRICE £238,000 FREEHOLD

*	TOWN CENTRE 2 BEDROOM SEMI-DETACHED COTTAGE	*
*	LOUNGE 12'4" X 10'5" WITH WOOD-BURNING STOVE	*
*	DINING ROOM 12'5" X 10'10" WITH WOOD BURNING STOVE	*
*	MODERN KITCHEN 13'10" X 7'3" + UTILITY AREA	*
*	GROUND FLOOR BATHROOM/W.C.	*
*	BED. 1. 12'5" X 10'11"	* BED. 2. 11'8" X 10'10"
*	GAS CENTRAL HEATING SYSTEM & UPVC D/GLAZING	*
*	COURTYARD REAR GARDEN	* COUNCIL TAX BAND B.

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 2 bedroom semi-detached cottage, situated in the town centre, close to all local amenities and the Waterside. The property has the benefit of UPVC double glazing, a gas central heating system, lounge & separate dining room, both with wood burning stoves and a low maintenance courtyard garden. The accommodation comprises :-

GROUND FLOOR

LOUNGE 12'4" x 10'5" with UPVC double glazed window and front entrance door. Radiator. Fireplace surround with wood-burning stove.

DINING ROOM 12'5" x 10'10" with UPVC double glazed window. Radiator. Fireplace surround with wood burning stove. Archway to storage area.

KITCHEN 13'10" x 7'3" with trap to roof space. Radiator. UPVC double glazed window and ½ glazed side door. Wood effect worksurfaces, tiled over. White sink drainer with mixer tap. Space for cooker, dishwasher and fridge/freezer. Range of cream base unit cupboards and drawers and matching eye level wall cabinets. Cupboard with Vaillant combi gas fired boiler.

ARCHWAY TO UTILITY AREA with plumbing for washing machine and tumble dryer.

BATHROOM with white suite of panelled bath with mixer taps, shower over and folding side screen. Matching low level W.C. and wash hand basin. Vanity unit. Tiled floor. UPVC double glazed obscure window.

FIRST FLOOR

LANDING

BEDROOM 1. 12'5" x 10'11" with UPVC double glazed window to front aspect. Radiator. 2 x storage cupboards.

BEDROOM 2. 11'8" X 10'10" with UPVC double glazed window to rear aspect. Radiator.

OUTSIDE

Side pathway to well fenced, rear low maintenance courtyard garden with raised flower bed, shrub borders, astro turf, garden shed and outside tap. UPVC fascias and gutters.

SERVICES

All main services are connected.

Council Tax Band B.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

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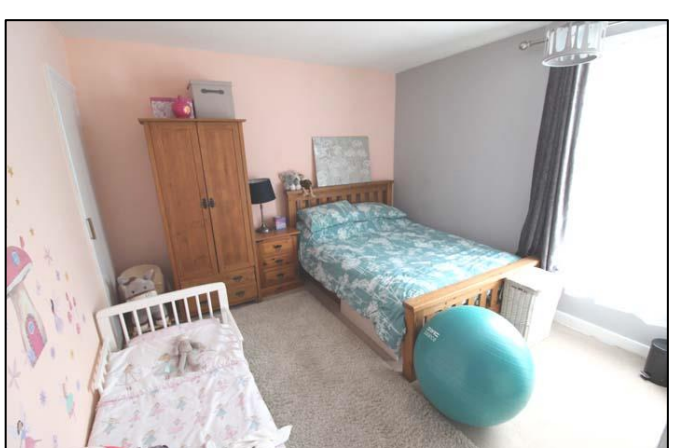
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