

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



68 SYDNEY STREET, BRIGHTLINGSEA, ESSEX
PRICE £315,000 FREEHOLD

- | | | |
|---|--|---|
| * MODERN 3 BEDROOM DETACHED TOWN CENTRE HOUSE | * | |
| * KITCHEN/DINER 16'5" X 9' | * UTILITY ROOM | * |
| * CLOAKROOM/W.C. | * 1 ST FLOOR LOUNGE 15'9" X 13' | * |
| * BEDROOM 1. 12'3" X 7'8" | * BEDROOM 2. 12'3" X 7'8" | * |
| * BEDROOM 3. 7'8" X 7'5" | * BATHROOM/W.C. | * |
| * GAS CENTRAL HEATING | * UPVC DOUBLE GLAZING | * |
| * GARAGE & CARPORT | * 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 modern detached house situated conveniently for the waterside and town centre. The property has the benefit of a gas central heating system, double glazing, rear garden, carport and garage. The accommodation comprises :-

GROUND FLOOR

ENTRANCE with stairs to 1st floor. UPVC double glazed window and door. Radiator. Heated linen cupboard with hot water tank.

CLOAKROOM ½ tiled with W.C. and wash hand basin. Radiator.

UTILITY ROOM with inset stainless steel sink with cupboards under. Matching eye level wall cabinets. Radiator. UPVC double glazed window. Glow worm gas fired boiler for central heating.

KITCHEN/DINER 16'5" x 9' Coving to ceiling with inset spot lights. Marble worksurface with under mounted stainless steel sink. Inset ceramic hob. Built in electric oven. Base unit cupboards. Pull out drawer. Double radiator. UPVC double glazed windows and door to rear garden. Ceramic tiled floor.

FIRST FLOOR

FIRST FLOOR LOUNGE 15'9" max. x 13' with UPVC double glazed windows. Coving to textured ceiling with inset spot lights.

BEDROOM 1. 12'3" x 7'8" Coving to textured ceiling. Built in double wardrobe cupboards. Radiator. UPVC double glazed window.

BEDROOM 2. 12'3" x 7'8" with coving to textured ceiling. UPVC double glazed window. Radiator.

BEDROOM 3. 7'8" x 7'5" with UPVC double glazed window. Radiator.

BATHROOM with white suite of slipper bath, wash hand basin with cupboards under and matching W.C. with push button flush. Access to loft. Radiator. Mirrored medicine cabinet with illuminated light. Radiator.

OUTSIDE

Garage 14'4" x 7'9" with up and over door, power and lights. Coving to, plastered ceiling and plastered walls. To the front there is a carport 13'3" x 7'9" with 2 ceiling lights. Side entrance gate leading to rear garden, laid to lawn and crazy paved patio. Timber garden shed.

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SERVICES

All main services are connected.

Council Tax Band B

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE



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