

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 MARGARETS CLOSE, BRIGHTLINGSEA, ESSEX

PRICE £260,000 FREEHOLD

NO ONWARD CHAIN

* SEMI - DET TOWN CENTRE BUNGALOW IN CUL-DE-SAC POSITION	*
* KITCHEN 9'7" X 8'8"	* LOUNGE 16'6" X 11'5"
* UPVC DOULE GLAZED CONSERVATORY 17'9" X 7'10"	*
* BEDROOM 1. 12'3" X 10'7"	* BEDROOM 2. 9'8" X 8'8"
* SHOWER ROOM/W.C.	* UPVC D/GLAZED WINDOWS
* GAS CENTRAL HEATING	* OFF ROAD PARKING
* GARAGE	* 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 semi-detached town centre bungalow situated in a small residential cul-de-sac, just off the High Street. The bungalow has the benefit of a conservatory, gas central heating, UPVC double glazing, off road parking and garage. The accommodation comprises :-

ENTRANCE HALL with UPVC double glazed door. Trap to roof space.

LOUNGE 16'6" x 11'5" with coving to ceiling. Fireplace. Double radiator. UPVC double glazed window.

KITCHEN 9'7" x 8'8" with coving to ceiling. Worksurface, tiled over with stainless steel sink with mixer taps. Washing machine. Inset gas hob with oven under and extractor fan over. Table top dishwasher. Base unit cupboards and drawers with matching eye level wall cabinets. Main combi gas fired boiler. Radiator. UPVC double glazed window. ½ glazed door to -

CONSERVATORY 17'9" x 7'10" with UPVC double glazed windows with blinds. 2 strip lights. Radiator. UPVC double glazed sliding door to garden.

BEDROOM 1. 12'3" x 10'7" including a range of built in wardrobe cupboards with sliding doors and mirror. Coving to ceiling. Radiator. Hand rail. UPVC sliding double doors to conservatory.

BEDROOM 2. 9'8" x 8'8" with coving to ceiling. UPVC double glazed window.

SHOWER ROOM with wet floor. Fully tiled walls. Corner walk-in shower with folding seat, soap dish and handrail. Pedestal wash basin with mirror over. W.C. Towel radiator. UPVC double glazed window. Extractor fan.

OUTSIDE

Detached brick built garage 17' x 8'3" with electric roll up door, power and light, personal door and UPVC double glazed window. Electric and gas meters. Rear garden measures 34' x 11' + 33'4" x 12'7" with lawn, patio area, path, outside tap and 2 outside power points.

SERVICES

All main services are connected. Council Tax Band C.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

PLEASE NOTE: None of the appliances have been tested.

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