

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



6 PARK DRIVE, BRIGHTLINGSEA, ESSEX

PRICE £289,950 FREEHOLD

- | | | |
|------------------------------------------------------|----------------------------|---|
| * LINK-DETACHED BUNGALOW ON MANOR DEVELOPMENT | * | |
| * MODERN FITTED KITCHEN WITH APPLIANCES 13'7 X 7'10" | * | |
| * LOUNGE / DINER 16' X 13'9" | * BEDROOM 1. 16'2" X 14'4" | * |
| * BEDROOM 2. 13'2 X 6'5 MAX. | * SHOWER ROOM/W.C | * |
| * GAS CENTRAL HEATING | * UPVC DOUBLE GLAZING | * |
| * GARAGE/OFFICE | * OFF ROAD PARKING | * |
| * COUNCIL TAX BAND C | * GARDENS TO FRONT & REAR | * |

PLEASE NOTE: NONE OF THE APPLIANCES HAVE BEEN TESTED. ITEMS, FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SEPECIFIED 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 2 bedroom link detached bungalow on the sought after Manor development, close to bus routes and a small walk to all local amenities. The accommodation benefits from a gas central heating system, UPVC double glazing, off road parking, garage and gardens to front and rear. The current owners have installed a modern fully fitted kitchen with high tech appliances, however the property requires further work to bring it all up to the same high spec of what has been started. The accommodation comprises :-

Entrance Porch with UPVC double glazed door and door to

Hall with trap to loft space, airing cupboard with hot water tank.

Open Plan Lounge/Diner 16' x 13'9" double glazed bi-fold doors to rear garden and double glazed window. Radiator, breakfast bar and sky light.

Kitchen 13'7" x 7'10" with sky light and inset ceiling spotlights. Fully fitted modern units comprising a range of cupboards and drawers including larder cupboard and glass fronted display cabinet. Integrated breakfast bar. Oak worksurfaces with cupboards over and inset butler sink with mixer taps and inbuilt SinkErator waste disposal unit. The high tech appliances include a Samsung double oven with Wi Fi built in, integrated double fridge and freezer, integrated dishwasher and Indesit flexi hob with extractor above and splash back. Door leading to office and utility area and garage with electric roll up door.

Bedroom 1. 16'2 x 14'4" Coving to textured ceiling. UPVC double glazed window and radiator.

Bedroom 2. 13'2 x 6'5" max. with UPVC double glazed window, radiator and airing cupboard with Ideal gas boiler.

Shower Room with walk-in shower, wash basin with cupboard and W.C. Coving to textured ceiling. Radiator and double glazed window

OUTSIDE

The bungalow is well recessed from the road. Open plan front garden laid to lawn and concrete drive-in to off road parking. Side pathway to rear garden with wide concrete area and steps up to lawn with green house and various outbuildings. UPVC fascias, soffits and barge boards.

SERVICES

All mains services are connected. Council tax band C

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

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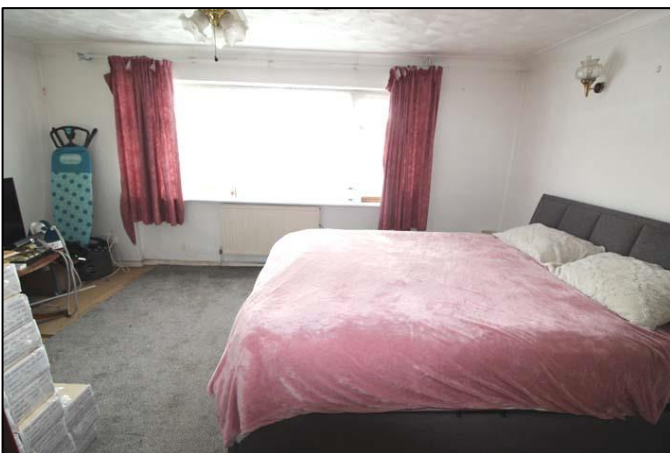
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