

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**25 HURST GREEN, BRIGHTLINGSEA, ESSEX**  
**PRICE £285,000 FREEHOLD**

- |  |                               |   |
|--|-------------------------------|---|
| * 2 BEDROOM SEMI-DET. COTTAGE ON POPULAR HURST GREEN | *                             |   |
| * LOUNGE/DINER 19'4" X 12'5"                         | * MODERN KITCHEN 13'6" X 9'1" | * |
| * GARDEN ROOM 8'7" X 8'                              | * MODERN G.F. BATHROOM/W.C.   | * |
| * FIRST FLOOR CLOAKROOM                              | * BEDROOM 1. 11'10" X 9'9"    | * |
| * BEDROOM 2. 11'8" X 9'                              | * WELL MAINTAINED GARDEN      | * |
| * GAS CENTRAL HEATING                                | * DOUBLE GLAZING              | * |
| * GARAGE   | * COUNCIL TAX BAND B.         | * |

**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.
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A 2 bedroom semi-detached cottage overlooking Hurst Green, close to the town centre, bus routes and all local amenities. The property benefits from a garden room, gas central heating, double glazing, well maintained garden and garage. The accommodation comprises :-

## GROUND FLOOR

**ENTRANCE LOBBY** with UPVC double glazed door and window. Glazed door to - **HALL** with radiator. Stairs to first floor and door to lounge/diner.

**LOUNGE/DINER** 19'4" x 12'5" with UPVC double glazed windows to front and side. 2 radiators. Oak floor. Wood burner. Door to -

**INNER HALL** with 2 storage cupboards. Door to -

**BATHROOM** with inset spot lights. Modern white suite of shower bath with glazed screen and mixer taps, W.C. and inset wash hand basin with storage cupboards. UPVC double glazed window. Radiator.

**KITCHEN** 13'6" x 9'1" with a range of fitted worksurfaces with inset ceramic 1 ½ sink drainer with mixer taps. Inset ceramic hob with extractor over and under counter oven. Integrated dishwasher, fridge and freezer. Fitted storage cupboards and wall storage cupboard. Radiator. Vinyl flooring. UPVC double glazed window and sun tube. Open to :-

**GARDEN ROOM** 8'7" x 8' with radiator. Double glazed windows and ½ glazed door to garden.

## FIRST FLOOR

### **LANDING**

**CLOAKROOM** with W.C. and wash hand basin with cupboard under, radiator, medicine cabinet and sun tube.

**BEDROOM 1.** 11'10" x 9'9" with trap to roof space. Radiator. Large built in wardrobe cupboard. UPVC double glazed windows to 2 sides with uninterrupted views across Hurst Green.

**BEDROOM 2.** 11'8" x 9' with radiator. UPVC double glazed window. Built in wardrobe cupboard with drawers under.

## OUTSIDE

To the front is a dwarf brick wall with metal railings. Side entrance gate with concrete path leading to rear garden with log store. Outside tap. 2 double electric sockets. Brick paved path leading to pond with water feature, small lawn, shrub borders and greenhouse. Seating area with lighting. Gate leading to private lane with garage with up and over door.

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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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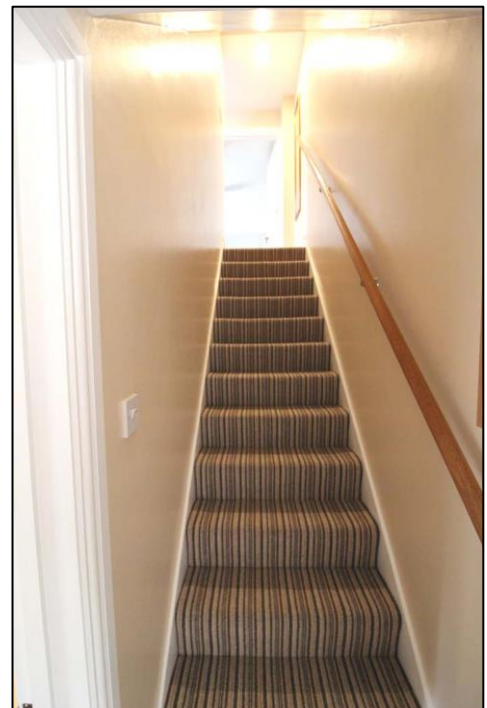
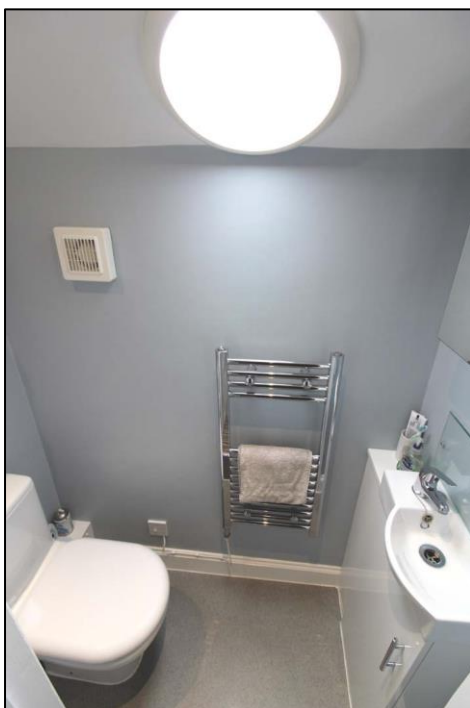
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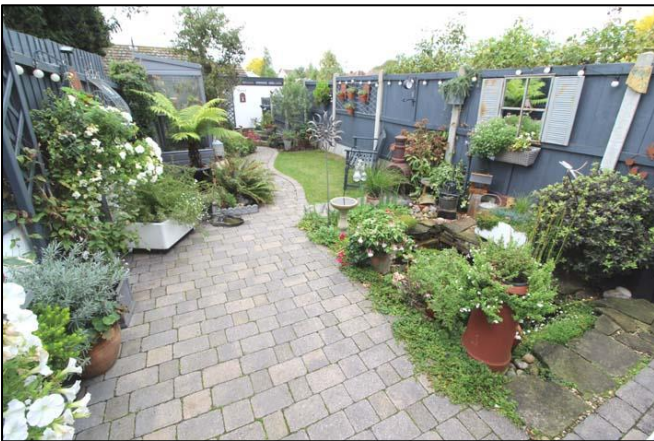
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