

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

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23 PYEFLEET CLOSE, BRIGHTLINGSEA, ESSEX
PRICE OIRO £310,000 FREEHOLD

- | | | |
|---|---|---|
| * | LOUNGE 14'2" x 13'3" | * |
| * | MODERN KITCHEN/DINER 14'1" x 12'11" | * |
| * | BEDROOM 1. 14'5" x 12'0" | * |
| * | BEDROOM 2. 11'9" x 9'5" | * |
| * | MODERN BATHROOM WITH SEPARATE SHOWER | * |
| * | UPVC D/GLAZED CONSERVATORY 13'9" x 6'4" | * |
| * | GAS CENTRAL HEATING & DOUBLE GLAZING | * |
| * | 73 FT. REAR GARDEN, OFF ROAD PARKING & GARAGE | * |

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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Situated on the popular Manor development, this 2 bedroom semi-detached bungalow has been enlarged and benefits from a UPVC double glazed conservatory, gas central heating, double glazing and a 73 feet rear garden. The accommodation comprises :-

ENTRANCE PORCH with UPVC double glazed door and window. Recessed wall shelving. Glazed door to –

HALL with built-in double storage cupboard with meters. Radiator. Trap to roof space. Chamber with Baxi wall mounted gas boiler for central heating and hot water. Open to –

MODERN KITCHEN/DINER 14'1" x 12'11" with radiator. Textured ceiling. Inset stainless steel single drainer sink. Inset gas hob with extractor over and integrated oven. Inset fridge and freezer. Range of white base unit cupboards and drawers with matching eye level wall cabinets. Open to –

LOUNGE 14'2" x 13'3" Fireplace with coal effect gas grate. Coving to ceiling. Radiator. UPVC double glazed sliding patio door to rear garden. Glazed door to –

CONSERVATORY 13'9" x 6'4" with UPVC double glazed windows to 2 sides. UPVC double glazed door to rear garden and shelved storage cupboard.

BEDROOM 1. 14'5" x 12' including a range of fitted wardrobe cupboards and bedside tables. Textured ceiling. UPVC double glazed window. Radiator.

BEDROOM 2. 11'9" x 9'5" including a range of fitted wardrobe cupboards with top boxes. Textured ceiling, UPVC double glazed window, radiator.

BATHROOM ½ tiled 9'7" x 7' with suite of panelled bath, pedestal wash basin, W.C. and corner tiled shower cubicle. Towel radiator. Textured ceiling. Double glazed window.

OUTSIDE

The property is recessed from the road with open plan front garden laid to shingle. Block paved drive in to brick built **garage** with electric door, power, light and a personal door. The rear garden having a depth of 73 feet is laid to a wide paved patio and lawn with flower and shrub borders and timber garden shed.

SERVICES

All main services are connected. Council Tax Band C.

NOTE: None of the appliances which are in the property have been tested.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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