

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



50 COLNE ROAD, BRIGHTLINGSEA, ESSEX

PRICE £239,000 FREEHOLD

NO ONWARD CHAIN

- | | | |
|---|---|---|
| * | 3 BEDROOM MID TERRACE WATERSIDE COTTAGE | * |
| * | FULLY TILED MODERN KITCHEN 10'2" X 7'9" | * |
| * | LOUNGE 11'9" X 11'6" * DINING ROOM 11'9" X 11'4" | * |
| * | FULLY TILED GROUND FLOOR BATHROOM / W.C. | * |
| * | BED. 1. 11'10" X 11'7" * BED. 2. 11'6" X 7'1" BED. 3. 8'8" X 7'11" | * |
| * | GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING | * |
| * | LONG REAR GARDEN AND PARKING FOR 2 CARS | * |

**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 3 bedroom mid terrace cottage situated close to the waterside and all local amenities. The property benefits from a gas central heating system, UPVC double glazing, long rear garden and parking for 2 cars. The accommodation comprises :-

GROUND FLOOR

LOUNGE 11'9" x 11'6" UPVC double glazed front entrance door. UPVC double glazed window to front aspect. Radiator. Laminate flooring.

LOBBY with stairs to first floor.

DINING ROOM 11'9" x 11'4" UPVC double glazed window to rear aspect. Radiator. Laminate flooring. Understairs storage cupboard.

FULLY TILED KITCHEN 10'2" x 7'9" with modern white worksurfaces, base unit cupboards and drawers and matching eye level wall cabinets. Beko washing machine and Indesit fridge/freezer. Integrated Hotpoint electric oven with gas hob over and extractor. Stainless steel sink drainer with mixer tap. UPVC double glazed window and UPVC ½ glazed side door to rear garden. Tiled floor. Inset ceiling lights and extractor.

FULLY TILED BATHROOM with white suite of panelled bath with side screen, shower mixer taps and shower, pedestal wash basin and low level W.C. UPVC double glazed obscure window. Towel radiator. Tiled floor. Inset ceiling lights and extractor.

FIRST FLOOR

LANDING with trap to roof space.

BEDROOM 1. 11'10" X 11'7" with UPVC double glazed window to rear aspect. 2 wardrobe cupboards with louvred doors. Radiator.

BEDROOM 2. 11'6" X 7'1" with UPVC double glazed window to front aspect. Radiator.

BEDROOM 3. 8'8" X 7'11" with UPVC double glazed window to front aspect. Radiator.

OUTSIDE

Low front brick wall with shrub borders and paving. Side passageway, shared with No. 48. with access gate leading to long rear garden, laid to lawn, shrub borders and paved patio. Paving to access to rear parking, for 2 cars.

SERVICES

All main services are connected.

Council Tax Band B.

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