

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



11 WALNUT WAY, BRIGHTLINGSEA, COLCHESTER, ESSEX

PRICE £275,000 FREEHOLD

NO ONWARD CHAIN

*	SEMI-DETACHED BUGALOW ON MANOR DEVELOPMENT	*
*	KITCHEN 10'10" X 8'1" * LOUNGE 16'5" X 10'1"	*
*	CONSERVATORY 11'9" X 9' * BEDROOM 1. 14'10" X 10'11"	*
*	BEDROOM 2. 10'11" X 9'7" * WET ROOM/W.C.	*
*	GAS CENTRAL HEATING SYSTEM & UPVC DOUBLE GLAZING	*
*	FRONT & REAR GARDENS * COUNCIL TAX BAND B.	*
*	DRIVEWAY LEADING TO CARPORT AND 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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A 2 bedroom semi-detached bungalow situated on the popular Manor Development which benefits from a gas central heating system, UPVC double glazing, gardens to front and rear, driveway, carport and garage. The accommodation comprises :-

HALL with radiator. Trap to roof space. Cupboard with meters and fuse box. Further storage cupboard with slatted shelves. UPVC glazed side entrance door.

KITCHEN 10'10" x 8'1" comprising white base unit cupboards and drawers and matching eye level wall cabinets. Black mottled worksurfaces. Stainless steel sink drainer. Plumbing for washing machine. Radiator. UPVC double glazed window and glazed door to rear garden.

LOUNGE 16'5" x 10'1" with double radiator. Fireplace surround with electric coal effect fire. UPVC double glazed sliding door to :-

CONSERVATORY 11'9" x 9' Aluminium framed glazing including an opening window and French doors to rear garden. Polypropylene roof.

BEDROOM 1. 14'10" x 10'11" with built in wardrobe cupboard. Radiator. UPVC double glazed window with opening casements.

BEDROOM 2. 10'11" x 9'7" with built in wardrobe cupboard. Radiator. UPVC double glazed window with opening casements.

WET ROOM Fully tiled with white suite of low level W.C., wash hand basin and Selectronic shower. Wet room flooring. Radiator. UPVC obscure window with opening casement.

OUTSIDE

Front garden laid to lawn. Side driveway leading to carport and garage, with up and over door, power and light. Attractive rear garden with shingle pathways, laid to lawn and flower borders. Large summerhouse. Outside tap. UPVC fascias and soffits.

SERVICES

All main services are connected. Council Tax Band B.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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