

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

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**58 JOHN STREET, BRIGHTLINGSEA, ESSEX**

**PRICE £210,000 FREEHOLD**

**NO ONWARD CHAIN**

* 2 BEDROOM TOWN CENTRE COTTAGE WITH PARKING *	
* NEWLY DECORATED AND RECARPETED *	
* LOUNGE 11'5" X 10'11" * KITCHEN 10'3" X 9'2" *	
* G. F. BATHROOM / W.C. * BEDROOM 1. 11' 10" X 10'9" *	
* BEDROOM 2. 10' x 10' * MAINLY DOUBLE GLAZED *	
* GAS CENTRAL HEATING * COUNCIL TAX BAND B *	
* 58FT. REAR GARDEN + APPROX. 24FT. WIDE OFF ST. PARKING *	

**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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**58 JOHN STREET, BRIGHTLINGSEA, ESSEX**

A 2 bedroom town centre end terrace property that has been redecorated and recarpeted, with the benefit of a gas central heating and double glazing. To the rear is a 58ft. long garden, which gives ample scope for future enlargement. The off road parking/ garage space to the side is approximately 12 foot wide. The accommodation comprises :-

**GROUND FLOOR**

**LOUNGE** 11'5" X 10'11" with UPVC double glazed entrance door and window. Radiator. Electric stove. New carpets.

**KITCHEN/DINER** 10'3" x 9'2" with range of worksurfaces. Base unit cupboards and drawers and matching eye level wall cabinets. Inset 4 gas hob. Under counter oven. Inset stainless steel sink. Radiator. Stairs to first floor with shelved storage cupboards under and gas meter. Door to –

**REAR ENTRANCE LOBBY** with shelf. Vaillant gas boiler. Door to –

**BATHROOM** with white suite of panelled bath, tiled over with mixer tap and curtain. Matching pedestal wash basin and W.C. 2 wall mirrored cabinets. Radiator.

**BEDROOM 1.** 11'10" x 10'9" with UPVC double glazed window. Radiator. Shelved cupboard.

**BEDROOM 2.** 10' x 10' with built in storage cupboard. Radiator.

**OUTSIDE**

The property is recessed from the road with small front garden with timber fencing and drive-in to the side with off road parking or garage space. Timber entrance gate to rear garden, laid to lawn with timber fencing. It measures 58ft deep and 24 ft. wide.

**SERVICES**

All main services are connected. Council Tax Band B.

**VIEWING**

By appointment through **LUCAS ESTATE AGENTS.**

**E&OE**

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