

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



"MANTON" FORD LANE, ALRESFORD, COLCHESTER, ESSEX

PRICE £365,000 FREEHOLD

NO ONWARD CHAIN

* MODERNISED 2 BED. DET. BUNGALOW ON A LARGE PLOT	*	
* LOUNGE 16'3" X 12'	* KITCHEN DINER 22'3" X 12'	*
* CONSERVATORY 14'7" X 8'	* FULLY TILED BATHROOM/W.C.	*
* BEDROOM 1. 12'4" X 12'7"	* BEDROOM 2. 15'4" X 9'10"	*
* ENSUITE SHOWER ROOM	* DETACHED GARAGE	*
* LARGE PLOT	* PARKING FOR SEVERAL CARS	*
* LONG REAR GARDEN	* COUNCIL TAX BAND C.	*

**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 modernised 2 bedroom bungalow, situated about 7 miles from Colchester on a large plot, close to a local primary school. It is well recessed from the road with parking for several cars and garage. The property benefits from a gas central heating system, double glazing, conservatory, en-suite to bedroom 2. and long rear garden. The accommodation comprises :-

ENTRANCE PORCH 9'8" x 4'7" with UPVC double glazed door with matching side panels. Storage cupboard with shelving. Cupboard with gas boiler for central heating. Radiator.

HALL with airing cupboard and storage cupboard.

LOUNGE 16'3" x 12' with UPVC double glazed double doors to rear garden. Brick fireplace (no chimney) with electric fire and tiled surround. 2 radiators.

BATHROOM Fully tiled with white suite of panelled bath with shower mixer taps, wash hand basin with cupboards under and W.C. Tiled floor. Towel radiator. Coving to textured ceiling.

KITCHEN/DINER 22'3" x 12' with door to conservatory. Modern fitted kitchen, with worksurfaces, base unit cupboards and drawers and matching eye level wall cabinets. Integrated fridge freezer and Creda oven and grill. Hob with extractor over. Radiator.

CONSERVATORY 14'7" x 8' with sliding doors to rear garden.

BEDROOM 1. 12'4" x 12'7" + range of fitted wardrobe cupboards. Windows to both sides. Fitted bedroom drawers and seating. Radiator.

BEDROOM 2. 15'4" x 9'10" with UPVC double glazed window and radiator.

ENSUITE SHOWER ROOM Fully tiled with shower, wash hand basin and W.C. UPVC double glazed window.

OUTSIDE

The bungalow is well recessed from the road with paved drive-in, providing parking for several cars and shingle flower beds. Detached brick garage with roll up door, 2 UPVC double glazed windows to side and rear entrance door. Side path to rear garden measuring more than 100ft. deep, which is chiefly laid to lawn. Wide paved patio area. 2 timber garden sheds, summerhouse and 2 tool stores.

SERVICES

All main services are connected. Council Tax Band C.

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VIEWING

By appointment through **LUCAS ESTATE AGENTS**.



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