

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



25 RICHARD AVENUE, BRIGHTLINGSEA, COLCHESTER, ESSEX

PRICE £350,000 FREEHOLD

NO ONWARD CHAIN

- * DETACHED 2 BEDROOM BUNGALOW IN NON ESTATE POSITION *
- * KITCHEN 12' X 10' LEADING TO DINING AREA 10' X 9' *
- * LOUNGE 14'7" X 12'2" *
- * BEDROOM 1. 12' X 11'5" * BEDROOM 2. 11'10" X 10' *
- * BATHROOM / W.C. * GARAGE 17' X 9'10" *
- * SMALL FRONT GARDEN AND LONG REAR GARDEN *
- * UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING *

**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 detached 2 bedroom bungalow in a town centre position in an enviable, non estate location. The property benefits from UPVC double glazing and a gas central heating system. The accommodation comprises :-

ENTRANCE HALL with UPVC double glazed door. Built in storage cupboards. Heated linen cupboard with hot tank. Radiator. Trap to roof space.

LOUNGE 14'7" x 12'2" with UPVC double glazed window. Radiator. Gas fire with timber surround.

KITCHEN 12' x 10' with coving to textured ceiling. 1 ½ stainless steel sink with mixer taps. Worksurface tiled over with cupboards under. Gas hob with extractor fan with oven under with drawers and cupboards. Matching wall cabinets and shelving. Wall mounted gas fired boiler for central heating. Electric fuse board. Boiler panel controls. Archway to –

DINING AREA 10' x 9' with coving to textured ceiling. Radiator. UPVC double glazed window and sliding patio door to rear garden.

BEDROOM 1. 12' x 11'5" with UPVC double glazed window. Radiator.

BEDROOM 2. 11'10" x 10' including twin double wardrobe cupboards with shelving. 2 single wardrobe cupboards with bedside shelving and cupboards over. UPVC double glazed window. Radiator.

BATHROOM White suite of panelled bath, tiled over with shower and entrance gate, W.C. with push button flush, inset wash hand basin with cupboards and drawers under. UPVC double glazed window. Radiator.

OUTSIDE

Front garden laid to lawn with low front brick wall. Block paved drive to side leading to brick built garage 17' x 9'10" with up and over door, power and light. UPVC side entrance door. To the rear there is a large garden (53ft. wide max x 137ft. deep) laid to lawn with summerhouse, flower borders and bushes. There is an entrance path to both sides.

SERVICES

All main services are connected.

Council Tax Band D.

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VIEWING

By appointment through LUCAS ESTATE AGENTS.

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