

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



54 RED BARN ROAD, BRIGHTLINGSEA, ESSEX
PRICE £410,000 FREEHOLD

- * WELL MAINTAINED 3 BEDROOM DETACHED SPACIOUS BUNGALOW *
- * MODERN KITCHEN 15' X 9'10" * UPVC D/GLAZED CONSERVATORY *
- * LOUNGE/DINER 23' X 12' * BEDROOM 1. 12' X 11'10" *
- * BEDROOM 2. 12' X 10' * BEDROOM 3. 8'7" X 8' *
- * FULLY TILED BATHROOM/W.C. WITH SEPARATE SHOWER *
- * GAS CENTRAL HEATING & UPVC DOUBLE GLAZING THROUGHOUT *
- * OFF ROAD PARKING FOR 3 – 4 CARS & GARAGE WITH UTILITY AREA *
- * ESTABLISHED, WELL MAINTAINED GARDENS TO FRONT & REAR *

**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.
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A well maintained 3 bedroom detached bungalow in a sought after location close to bus routes, local school and supermarket. The property benefits from a conservatory, garden to front and rear, utility area, driveway and garage. It is fitted with a gas central heating system and UPVC double glazing. The spacious accommodation contains the following :-

ENTRANCE PORCH with tiled step. UPVC double glazed door with twin side panels.

ENTRANCE HALL with radiator with thermostatic valve. Door to lounge and kitchen.

LOUNGE/DINER 23' x 13' open to kitchen. UPVC double glazed window. 3 radiators with thermostatic valves. Double doors to conservatory.

CONSERVATORY 16'4" x 8' with 2 radiators with thermostatic valves. Tiled floor. UPVC double glazed windows and door to both exits, overlooking the rear garden.

KITCHEN 15' x 9'10" with inset spotlighting. Tiled floor. UPVC double glazed window overlooking the rear garden. Cupboard with Baxi gas fired boiler for central heating. American style fridge freezer. Worksurfaces with inset 5 burner gas hob with extractor over. Inset single drainer sink with mixer tap. Range of base unit cupboards and drawers with integrated dishwasher and washing machine. 2 inset ovens. Door to hall.

INNER HALL with radiator with thermostatic valve. Ceiling spot lighting. UPVC double glazed window. Heated linen cupboard with hot water tank. Trap to roof space.

BEDROOM 1. 12' x 11'10" with inset light and coving to ceiling. UPVC double glazed window. Radiator with thermostatic valve.

BEDROOM 2. 12' x 10' with UPVC double glazed window. Radiator with thermostatic valve.

BEDROOM 3. 8'7" x 8' with built in storage cupboard. UPVC double glazed window. Radiator with thermostatic valve. Ceiling spot lighting.

BATHROOM 8'5" x 5'5" with tiled floor. UPVC double glazed window. Heated towel radiator. Radiator with thermostatic valve. White suite of panelled bath, tiled over, vanity unit with wash hand basin with twin drawers under, low level W.C. with bush button flush and large walk-in shower enclosure with electric shower.

OUTSIDE

The property is well recessed from the road with established front garden with lawn, shingle beds with shrubs and front hedge. Concrete drive-in to parking area and attached garage, 16'10" x 8' with up and over door, power and light. Access to **UTILITY ROOM** 7'10" x 7'2" with wall cabinet. Worksurface with space for white goods and door to rear garden. Side path with gated access to rear garden, 50'10" deep x 53'10" with large concrete patio area and lawn with shrub borders to both sides, well secluded with close

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boarded fencing on concrete posts on gravel boards. Timber summerhouse. Side entrance gate to front garden.

SERVICES

All main services are connected. Council Tax Band D.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE



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