

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



60 DOVER ROAD, BRIGHTLINGSEA, ESSEX

PRICE £240,000 FREEHOLD

NO ONWARD CHAIN

- | | |
|--|-----------------------------|
| * 3 BEDROOM SEMI-DET. BUNGALOW IN CUL-DE-SAC POSITION | * |
| * IN NEED OF MODERNISATION AND IMPROVEMENT | * |
| * LOUNGE 17'2" X 11'5" | * CONSERVATORY 19' X 6'5" |
| * KITCHEN 11'9" X 9'8" | * BEDROOM 1. 14'8" X 8'2" |
| * BEDROOM 2. 10' X 8'3" | * BEDROOM 3. 10' X 7'10" |
| * BATHROOM / W.C. | * 34FT.ENCLOSED REAR GARDEN |
| * OFF ROAD PARKING FOR SEVERAL CARS, CAR PORT & GARAGE | * |
| * DOUBLE GLAZING | * COUNCIL TAX BAND C. |

NOTE: PHOTOGRAPS 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 3 bedroom semi-detached bungalow with the benefit of double glazing, conservatory, off road parking for several cars, garage and rear garden. The accommodation comprises -

ENTRANCE LOBBY with UPVC double glazed door. Door to -

HALL Trap to roof space. Radiator.

LOUNGE 17'2" x 11'5" Tiled fireplace with Aladdin oil fired heater. Glazed door to -
CONSERVATORY 19' x 6'5" UPVC double glazed windows and door to rear garden. Also to the side with glazed roof.

KITCHEN 11'9" x 9'8" max. with UPVC double glazed windows to 2 sides and to conservatory. Range of worksurfaces with base unit cupboards and drawers, tiled over. Inset stainless steel sink. Range of wall cupboards. Built in shelved larder cupboard. Oil fired boiler for heating.

BEDROOM 1. 14'8" x 8'2" with fitted wardrobe cupboards with sliding doors. UPVC double glazed window.

BEDROOM 2. 10' x 8'3" Double glazed window.

BEDROOM 3. 10' x 7'10" Double glazed window.

BATHROOM with suite of panelled bath, tiled over with shower mixer taps. Pedestal wash basin, tiled over. W.C. Double glazed window. Hot water tank with immersion heater.

OUTSIDE

The bungalow is well recessed from the road with block paved off road parking with circular flower beds returning to the side with car port with electric roller door, personal door, power and light. Enclosed rear garden 34ft. deep, laid to lawn and well fenced with interwoven and close boarded fencing.

UPVC cladding to the front elevation. UPVC barge boards and fascias.

Solar panels installed by Homesun Ltd on a 25 years lease with 12 years and 5 months remaining, giving the owner of the property savings of electricity during sunlight hours. Feedback tariff belongs to the installation company whilst lease is still running.

SERVICES

All main services are connected, except for gas which is available.

Council Tax Band C.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

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