



# 7 PLANTON WAY, BRIGHTLINGSEA, ESSEX PRICE OIRO £250,000 FREEHOLD **NO ONWARD CHAIN**

## 3 BED. SEMI-DET. CHALET STYLE RESIDENCE ON THE POPULAR MANOR ESTATE

\* HALL WITH CLOAKROOM \* LOUNGE 15' X 11'5" \* KITCHEN 12'11" X 8'7" \* BEDROOM 3. 13' X 5'11" \* FIRST FLOOR BEDROOM. 1. 11'6" X 11'6" \* FIRST FLOOR BEDROOM 2. 11'5" X 7'7" \* BATHROOM/W.C. \* GAS CENTRAL HEATING

NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.

\* COUNCIL TAX BAND C.

## **ESTABLISHED 1935**

- 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.
- These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.

  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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\* UPVC DOUBLE GLAZING



## **GROUND FLOOR**

**ENTRANCE LOBBY** with UPVC double glazed windows and door. UPVC double glazed door to -

**HALL** with coving to textured ceiling. Radiator. Stairs to 1<sup>st</sup> floor.

**CLOAKROOM** ½ tiled with W.C. and wash hand basin.

**LOUNGE** 15' x 11'5" with coving to textured ceiling. Tiled fireplace with gas Baxi Bermuda. UPVC double glazed window.

**DINING ROOM/ BEDROOM 3.** 13' x 5'11" with coving to textured ceiling. UPVC double glazed windows and French doors to rear garden.

**KITCHEN** 12'11" x 8'7" with coving to textured ceiling. UPVC double glazed window and door to rear garden. Radiator with thermostatic valve. Built in shelved larder cupboard. Worksurface, tiled over with inset stainless steel sink with base unit cupboards under. Double wall mounted cabinet.

## **FIRST FLOOR**

**LANDING** with coving to textured ceiling.

**BEDROOM 1.** 11'6" x 11'6" with textured ceiling. UPVC double glazed windows to 2 sides. Eaves storage. Radiator with thermostatic valve.

**BEDROOM 2.** 11'5" x 7'7" with textured ceiling. UPVC double glazed window. Eaves storage cupboard. Radiator with thermostatic valve. Wall mounted Worcester gas fired boiler for central heating.

**BATHROOM** with textured ceiling. UPVC double glazed window. Radiator with thermostatic valve. Grey suite of panelled bath, tiled over, wash hand basin and W.C. Mirrored medicine cabinet.

## **OUTSIDE**

South facing enclosed rear garden with close boarded fencing on concrete posts and gravel boards, laid to lawn and borders. Open plan front garden laid to lawn with flower borders. Concrete drive-in to detached brick built garage with up and over door. UPVC facias and barge boards.

## **SERVICES**

All main services are connected.

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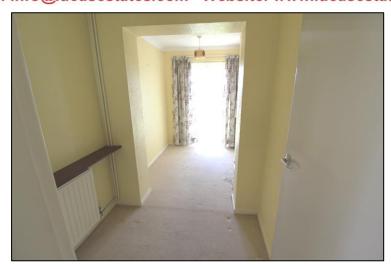
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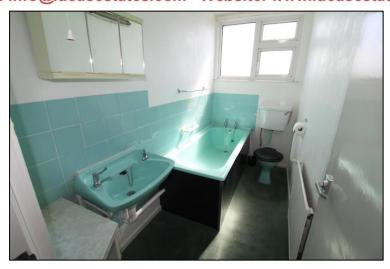


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