

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



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 | * |
| * UPVC DOUBLE GLAZING | * 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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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 1st 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 fascias and barge boards.

SERVICES

All main services are connected.

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