

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



10 SARRE WAY, BRIGHTLINGSEA, ESSEX
PRICE OIRO £380,000 FREEHOLD

- | | | |
|---|-----------------------------|---|
| * DETACHED 3 BEDROOM HOUSE IN CUL-DE-SAC POSITION | * | |
| * KITCHEN 15'2" X 8'2" | * DINING ROOM 11'3" X 10'4" | * |
| * LOUNGE 19'4" X 16'4" | * UTILITY ROOM 16'7" X 9' | * |
| * CLOAKROOM | * BEDROOM 1. 10'11" X 13'6" | * |
| * BEDROOM 2. 10'4" X 8'4" | * BEDROOM 3. 10'5" X 7'2" | * |
| * FULLY TILED BATHROOM | * GARDENS TO FRONT AND REAR | * |
| * OFF ROAD PARKING | * GAS C.H. & UPVC D/GLAZING | * |

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 3 bedroom detached property situated in a cul-de-sac position on the outskirts of the town. The accommodation benefits from a gas central heating system, UPVC double glazing and gardens to front and rear. The accommodation comprises :-

GROUND FLOOR

ENTRANCE HALL with radiator. UPVC double glazed window. UPVC double glazed entrance door. Door to :-

UTILITY ROOM 16'7" x 9' which could be returned to original garage. UPVC double glazed windows. Vaillant gas boiler. Cupboard with electric meters.

INNER HALL with radiator. Stairs to first floor. Door to -

LOUNGE 19'4" x 16'4" with coving to textured ceiling. Sliding double glazed patio door to rear garden. Wall shelves. 2 radiator. Fireplace surround with electric fire. Glazed double doors to -

DINING ROOM 11'3" x 10'4" With coving to textured ceiling. Radiator. UPVC double glazed window.

KITCHEN 15'2" x 8'2" with coving to textured ceiling. UPVC double glazed rear entrance door and window. Leisure gas cooker. Double oven/grill and 5 ring gas hob. Fitted worksurfaces with inset single drainer with base unit cupboards and drawers under. Matching eye level wall cabinets.

CLOAKROOM with pedestal wash basin and W.C. Radiator. UPVC double glazed window. Plumbing for washing machine.

FIRST FLOOR

LANDING with UPVC double glazed window. Trap to roof space. Airing cupboard with hot water tank.

BEDROOM 1. 10'11" x 13'6" including fitted wardrobe cupboards with matching boxes above bed position. 2 matching bedside drawer units. Radiator. Coving to textured ceiling. UPVC double glazed window.

BEDROOM 2. 10'4" x 8'4" with coving to textured ceiling. UPVC double glazed window. Built in wardrobe cupboard.

BEDROOM 3. 10'5" x 7'2" with coving to textured ceiling. Radiator. UPVC double glazed window. Fitted shelving.

BATHROOM 7'10" x 5'7" with tiled walls and floor. White suite of panelled bath with shower mixer taps, corner shower, wash hand basin with cupboards below and circular mirror above and W.C. Towel radiator. UPVC double glazed window.

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OUTSIDE

Open plan front garden, laid to lawn with drive- in to parking space. Side pathway to rear garden 33' x 28' deep with paved patio. Side entrance gate.

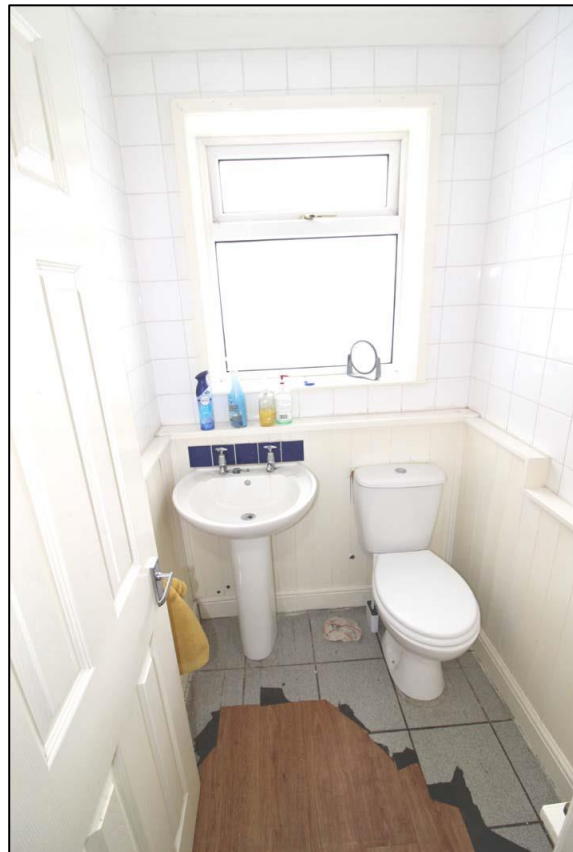
SERVICES

All main services are connected. Council Tax Band D.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE



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