

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**14 WHITEGATE ROAD, BRIGHTLINGSEA, ESSEX**

**PRICE £230,000 FREEHOLD**

- |   |                                |
|---|--------------------------------|
| * 1 BEDROOM END TERRACE BUNGALOW CLOSE TO HURST GREEN * |                                |
| * LARGE ENTRANCE HALL                                   | * LOUNGE 12'9" X 9'8" *        |
| * KITCHEN 10' X 8'3"                                    | * BEDROOM 11' X 10'5" *        |
| * SHOWER ROOM/W.C.                                      | * CONSERVATORY 17'8" X 6'11" * |
| * UPVC DOUBLE GLAZING                                   | * GAS CENTRAL HEATING *        |
| * ENCLOSED REAR GARDEN                                  | * GARAGE + OFF ROAD PARKING *  |

**NOTE: PHOTOGRAPHS ARE FOR GUYIDANCE 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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An end terrace 1 bedroom bungalow situated a short walk from Hurst Green, bus routes and the town centre. The accommodation comprises :-

**LARGE ENTRANCE HALL** with UPVC double glazed entrance door and side panel. Cupboard with gas meter, shelf and curtain. 2 radiators. Coving to ceiling. Trap to roof space with combi gas fired boiler for central heating.

**LOUNGE** 12'9" x 9'8" with coving to ceiling. Radiator. Gas grate. UPVC double glazed sliding door to conservatory.

**KITCHEN** 10' x 8'3" with coving to ceiling. Worksurface, tiled over with inset 1 ½ sink drainer with mixer taps. Built in NEFF oven. Radiator. Base unit cupboards and drawers with matching eye level wall cabinets and wine rack. Built in shelved cupboard with radiator. Open to –

**CONSERVATORY** 17'8" x 6'11" with 2 radiators. UPVC double glazed windows and door to side garden.

**BEDROOM 1.** 11' x 10'5" with coving to ceiling. Radiator. Double glazed window.

**SHOWER ROOM** with coving to ceiling. Half tiled walls. Radiator. Wash hand basin, W.C. and corner shower. Inset glass shelves. UPVC double glazed window.

## OUTSIDE

Side garden 21'3" wide x 40' deep well fenced with close boarded fencing on concrete posts and gravel boards. Timber garden shed. Lawn. Wide crazy paved area with gate to detached garage and off road parking. Wide frontage, laid to stone with shrub borders. UPVC barge boards, soffits and fascias.

## SERVICES

All main services are connected.

Council Tax Band A.

## VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

**E&OE**

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