

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
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**6 GREENHURST ROAD, BRIGHTLINGSEA, ESSEX**  
**PRICE £230,000 FREEHOLD**

- \* MODERN END TERRACE BUNGALOW CLOSE TO HURST GREEN \*
- \* LOUNGE 13'4" X 9'7" WITH OPEN FIRE \*
- \* MODERN KITCHEN 10' X 8'6" WITH INTEGRATED APPLIANCES \*
- \* BEDROOM 10'11" X 10'5" \*
- \* MODERN BATHROOM WITH BATH AND SHOWER OVER \*
- \* 52 FT. WELL PRESENTED SOUTH FACING REAR GARDEN \*
- \* UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING SYSTEM \*
- \* OFF ROAD PARKING AND DETACHED GARAGE \*

**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 modern end terrace bungalow situated close to Hurst Green, bus routes and the town centre. The property has been modernized by the current owner and benefits from a modern kitchen with integrated appliances, UPVC double glazing, a gas central heating system, 52ft. south facing rear garden, off road parking and garage. The accommodation comprises :-

**ENTRANCE HALL** UPVC part glazed entrance door and matching glazed side panel. 2 storage cupboards. Radiator. Trap to boarded roof space with ladder, power and light and containing combi boiler.

**LOUNGE** 13'4" x 9'7" with UPVC double glazed sliding patio door. Tiled hearth and surround with open fire. Radiator.

**MODERN KITCHEN** 10' x 8'6" with modern range of base unit cupboards and drawers with matching eye level wall cabinets. Wood effect worksurfaces with splashback. Breakfast bar. Stainless steel single drainer with mixer tap. Integrated appliances including, gas hob with extractor over, Bosch electric fan oven, Baumatic microwave, Bosch fridge/freezer, Hotpoint washer/dryer and Bosch dishwasher. Storage cupboard. UPVC double glazed window and half glazed door to rear garden. Radiator. Laminate flooring.

**BEDROOM** 10'11" x 10'5" with PVC double glazed window to front aspect. Radiator.

**MODERN BATHROOM** with white suite of panelled bath with chrome mixer taps, side screen and shower over. Matching wash basin with vanity unit under and low level W.C. with push button flush. UPVC double glazed obscure window. Laminate flooring.

## OUTSIDE

Open plan front garden laid to concrete paving and shingle beds. Well presented 52ft. deep south facing rear garden, laid mainly to lawn with slate chipping area and patio area. Single and double gates to garage with up and over door, UPVC d/glazed personal door and window, power and light. Pathways to side entrance and to rear off road parking.

## SERVICES

All main services are connected. Council Tax Band B.

## VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

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**NOTE:** One of the appliances have been tested.

**E&OE**



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