

# 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)



**12 MARGARETS CLOSE, BRIGHTLINGSEA, ESSEX**

**PRICE £350,000 FREEHOLD**

**NO ONWARD CHAIN**

- \* **DET. TOWN CENTRE BUNGALOW IN CUL-DE-SAC POSITION** \*
- \* **LOUNGE / DINING ROOM 22' 3" x 14' 8" MAX** \*
- \* **KITCHEN 14' 3" x 10' 5"** \* **CONSERVATORY 10' 8" X 8' 3"** \*
- \* **BEDROOM 1 13' x 11'** \* **BEDROOM 2 11' x 8' 11"** \*
- \* **BATHROOM / WC** \* **UPVC D/GLAZED WINDOWS** \*
- \* **GAS CENTRAL HEATING** \* **OFF ROAD PARKING** \*
- \* **GARAGE** \* **FRONT & REAR GARDEN** \*

**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.
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A modern 2 bedroomed detached bungalow situated in a small residential cul-de-sac, just off the High Street. The bungalow has a gas central heating system, UPVC double glazed windows and doors, conservatory and an attached garage. The accommodation comprises :-

**ENTRANCE PORCH** with quarry tiled floor. UPVC double glazed door and side panels to:-

**SPACIOUS ENTRANCE HALL** with radiator. Coving to textured ceiling. Trap to loft space. Cupboard with Worcester gas boiler.

**L-SHAPED LOUNGE/DINER** 22'3" x 14'8" narrowing to 10'10" Fireplace with fitted gas grate. 2 UPVC double glazed windows. Radiator. Coving to textured ceiling. Door to kitchen.

**KITCHEN** 14'3 x 10'5" with coving to ceiling with inset spot lighting. Fitted worksurfaces, tiled over with inset sink with mixer tap and inset Neff ceramic hob with extractor. Base unit cupboards with integrated washing machine and dishwasher. Matching eye level wall cabinets. Neff microwave. Inset double oven with storage cupboards above and below. Further range of base unit cupboards and drawers, worktops and eye level wall cabinets. Integrated fridge/freezer. Radiator. Tiled floor. UPVC double glazed window and door to rear garden. Door to hall.

**BEDROOM 1.** 12' 11" x 10'10" with UPVC double glazed window, coving to textured ceiling. Radiator. Double and single wardrobe cupboards with range of top boxes, 2 bedside tables and drawers.

**BEDROOM 2.** 10'11" x 8'11" with coving to textured ceiling UPVC sliding double glazed patio door to conservatory. Radiator.

**MODERN BATHROOM** with white suite of panelled bath with side screen, tiled over with shower mixer taps and separate shower. Matching vanity wash hand basin and W.C. Mirrored medicine cabinet. UPVC double glazed windows. Chrome towel radiator. Textured ceiling. Tiled floor.

**CONSERVATORY** 10'8" x 8'3" with radiator. UPVC double glazed windows and door to rear garden. Tiled floor. Roof and window blinds.

**OUTSIDE** The bungalow is recessed from the road with stoned front garden and low front brick wall and flower border. Block paved drive-in to attached brick built garage with up and over door, wooden door and UPVC double glazed window. Side pathway leading to the rear garden, laid to lawn with flower beds, being well fenced with close boarded and interwoven fencing. Paved area. Water butt. Outside tap.

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## SERVICES

All main services are connected.

Council Tax Band D.

**NB: None of the appliances in this property have been tested.**

## VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

**E&OE**



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