

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



84 SYDNEY STREET, BRIGHTLINGSEA, ESSEX

PRICE £185,000 FREEHOLD

NO ONWARD CHAIN

- | | |
|---|-------------------------|
| * SEMI-DETACHED COTTAGE IN TOWN CENTRE POSITION | * |
| * IN NEED OF MODERNISATION & IMPROVEMENT | * |
| * KITCHEN 10'10" X 7' | * LOUNGE 12'5" X 10'3" |
| * DINING ROOM 12'1" X 10'8" | * BATHROOM/W.C. |
| * BEDROOM 1. 14' X 10'4" | * BEDROOM 2. 13'2" X 8' |
| * SECOND FLOOR ATTIC ROOM | * UPVC D/GLAZING |
| * GAS CENTRAL HEATING SYSTEM | * ENCLOSED 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.
- 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 2 bedroom semi-detached house in need of modernization, situated in the town centre, close to the Waterside and Hard. The property benefits from a gas central heating system and UPVC double glazing and the accommodation comprises :-

GROUND FLOOR

LOUNGE 12'5" x 10'3" with UPVC double glazed window and entrance door. Radiator. Stairs to first floor and door to -

DINING ROOM 12'1" x 10'8" with UPVC double glazed door to rear garden. Radiator.

KITCHEN 10'10" x 7' with UPVC double glazed window. Worksurfaces to both sides. Inset stainless steel sink with mixer taps. Inset 4 burner gas hob with under counter oven. Base unit cupboards and drawers and eye level cabinets. Radiator. Gas fired boiler. Tiled floor. Door to -

BATHROOM with panelled bath, tiled over with shelf, pedestal wash basin and W.C. Radiator. UPVC double glazed window. Tiled floor.

FIRST FLOOR

LANDING with stairs.

BEDROOM 1. 14' x 10'4" with built in wardrobe cupboards. Radiator. Ceiling fan. UPVC double glazed window.

BEDROOM 2. 13'2" x 8' with 2 x UPVC double glazed windows. Radiator. Clothes cupboard.

SECOND FLOOR

ATTIC ROOM 13'10" x 12'7" with sloping ceilings. UPVC double glazed window. Radiator.

OUTSIDE

Enclosed rear garden with close boarded and interwoven fencing, partly paved and partly laid to lawn. It measures 13'9" deep and 11' wide.

SERVICES

All main services are connected. Council Tax Band B.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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