

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



64 CHAPEL ROAD, BRIGHTLINGSEA, ESSEX

PRICE £285,000 FREEHOLD

NO ONWARD CHAIN

- | |
|---|
| * DETACHED 2 BEDROOM BUNGALOW * |
| * LOUNGE/DINER 26'9" X 10' narrowing to 6'5" * |
| * KITCHEN/BREAKFAST ROOM 14'10" X 9'5" * |
| * BED. 1. 10'2" X 9'11" * BED. 2. 9'11" X 9'11" * |
| * SHOWER ROOM/W.C. * GAS CENTRAL HEATING * |
| * UPVC D/GLAZING * OFF ROAD PARKING * |
| * ENCLOSED 150+ FT. DEEP 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 detached 2 bedroom bungalow situated a short walking distance from the High Street and all local amenities, with regular bus services. The property benefits from a gas central heating system, UPVC double glazing, front garden with off road parking and 150+ ft. deep rear garden. The accommodation comprises :-

ENTRANCE HALL with UPVC front entrance door, trap to roof space and radiator.

LOUNGE/DINER 26'9" x 10' narrowing to 6'5" with UPVC double glazed windows to front and rear. Gas fire with brick surround and tiled hearth and wooden shelf. 2 radiators. Door to storage area with shelving.

LOBBY 8'8" x 4' with quarry tiled floor. UPVC obscure windows to side aspect. Door to airing cupboard with shelves and Baxi gas fired combi boiler.

KITCHEN/BREAKFAST ROOM 14'10" x 9'5" with wood effect worksurfaces. Base unit cupboards and drawers and matching eye level wall cabinets. Stainless steel sink drainer with mixer tap. Plumbing for washing machine. Radiator. UPVC double glazed windows to side and rear. UPVC side door to rear garden.

BEDROOM 1. 10'2" x 9'11" including a range of wardrobe cupboards. UPVC double glazed windows to front aspect. Radiator.

BEDROOM 2. 9'11" x 9'11" with UPVC double glazed window to rear aspect. Radiator.

SHOWER ROOM Fully tiled with white suite of low level W.C., pedestal wash basin and electric shower with tray, shower curtain and hand rails. Radiator. Tiled floor. UPVC double glazed obscure window.

OUTSIDE

Front garden with lawn and concrete area providing off road parking. Side access to 150+ ft. deep rear garden. Enclosed with interwoven and close boarded fencing, mainly laid to lawn with shrub borders. Outside tap. 2 garden sheds.

SERVICES

All main services are connected.
Council Tax Band C.

VIEWING

By appointment through **LIUCAS ESTATE AGENTS.**

E&OE

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