

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



16 BIRCH CLOSE, BRIGHTLINGSEA, ESSEX

PRICE £295,000 FREEHOLD

NO ONWARD CHAIN

- | | | |
|--|------------------------------|---|
| * 2 BED. LINK DET. BUNGALOW ON MANOR DEVELOPMENT | * | |
| * KITCHEN 12'7" MAX. X 7'6" | * LOUNGE/DINER 16'2" X 12'6" | * |
| * BEDROOM 1. 13'4" X 9'5" | * BEDROOM 2. 13'4" X 6'5" | * |
| * BATHROOM/W.C. | * GAS CENTRAL HEATING | * |
| * UPVC DOUBLE GLAZING | * BLOCK PAVED DRIVEWAY | * |
| * GARAGE | * 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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16 Birch Close, Brightlingsea, Colchester, Essex CO7 0LE

A link detached bungalow situated on the popular Manor Development within easy reach of the local town centre and Waterside. The property benefits from off road parking for a number of vehicles, a garage, gardens to side and rear, gas central heating and UPVC double glazing. The accommodation comprises :-

ENTRANCE PORCH with UPVC double glazed door to hall.

HALL with trap to roof space. Radiator.

LOUNGE 16'2" x 12'6" with coving to ceiling. UPVC double glazed double doors to rear garden. Radiator.

KITCHEN 12'7" max. x 7'6" with tiled floor. Worksurfaces with inset 1 ½ sink drainer, tiled over. Base unit cupboards and drawers and matching eye level wall cabinets. UPVC double glazed window and door to rear garden. Wall mounted gas boiler for heating.

BEDROOM 1. 13'4" x 9'5" with coving to ceiling. Radiator. UPVC double glazed window. Fitted furniture.

BEDROOM 2. 13'4" x 6'5" with coving to ceiling. Radiator. UPVC double glazed window.

BATHROOM Mainly tiled with white suite of panelled bath with shower over, pedestal wash basin and W.C. Tiled floor. Radiator. UPVC double glazed window.

OUTSIDE

Open plan front garden with lawn and block paved driveway leading to garage 17'9" x 7'10" with up and over door, personal door, power and light. Covered way from the kitchen to brick built garden store. The rear garden is approx. 40ft. deep, being well fenced with close boarded fencing on concrete posts and laid to lawn with surrounding flower borders. Concrete access to the front through double gates. UPVC barge boards, soffits and fascias.

SERVICES

All main services are connected. Council Tax Band C.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

Please Note: None of the appliances have been tested.
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