

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



48 COLNE ROAD, BRIGHTLINGSEA, ESSEX

PRICE £270,000 FREEHOLD

NO ONWARD CHAIN

- | | | |
|--|------------------------------|---|
| * 3 BEDROOM END TERRACE COTTAGE CLOSE TO WATERSIDE | * | |
| * LOUNGE 11'10" X 11'7" | * DINING ROOM 11'11" X 11'9" | * |
| * KITCHEN 8'8" X 7'8" | * MODERN BATHROOM/W.C. | * |
| * BEDROOM 1. 11'10" X 11'5" | * BEDROOM 2. 11'7" X 7'1" | * |
| * BEDROOM 3. 8'9" X 7'9" | * GAS CENTRAL HEATING | * |
| * UPVC DOUBLE GLAZING | * 55FT. DEEP REAR GARDEN | * |
| * PARKING FOR 2 CARS | * COUNCIL TAX BAND A. | * |

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES
& FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY**

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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An attractive end terrace waterside cottage situated close to all local amenities, promenade and bus routes. The property benefits from a gas central heating system, UPVC d/glazing and garden with off road parking for 2 cars. The accommodation comprises :-

GROUND FLOOR

LOUNGE 11'10" x 11'7" with UPVC double glazed window and entrance door. Radiator. Door to -

LOBBY with stairs to 1st floor. Door to -

DINING ROOM 11'11" x 11'9" with UPVC double glazed window. Radiator. Understairs storage cupboard. Door to -

REAR ENTRANCE LOBBY with tiled floor. Shelved storage cupboard. UPVC double glazed entrance door to rear garden.

KITCHEN 8'8" x 7'8" with UPVC double glazed window. Tiled floor. Range of worksurfaces with inset 1 ½ sink drainer with mixer taps. Inset Zanussi gas hob and under counter oven, tiled over with extractor fan over. Range of base unit cupboards and drawers and matching eye level wall cabinets. Door to -

BATHROOM with tiled floor. UPVC double glazed window. Radiator. White suite of panelled bath, tiled over with shower mixer taps and side screen. W.C. with push button flush and wash hand basin with cupboards under. UPVC double glazed window.

FIRST FLOOR

LANDING Trap to roof space.

BEDROOM 1. 11'10" x 11'5" with UPVC double glazed window. Radiator. Built in wardrobe cupboard.

BEDROOM 2. 11'7" x 7'1" with UPVC double glazed window. Radiator.

BEDROOM 3. 8'9" x 7'9" with UPVC double glazed window. Radiator.

OUTSIDE

Front garden with dwarf brick wall and concrete area. Shared passageway leading to rear garden, 55ft. deep with concrete path. Tool storage. Lawn. Gate leading to Silcott Street with concrete off road parking for 2 cars.

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SERVICES

All main services are connected.

Council Tax Band A.

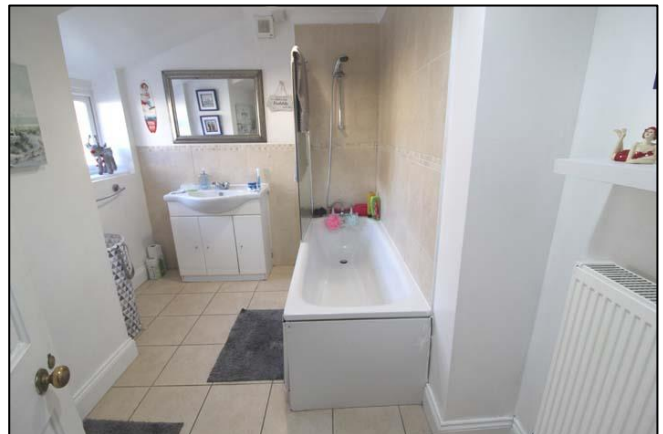
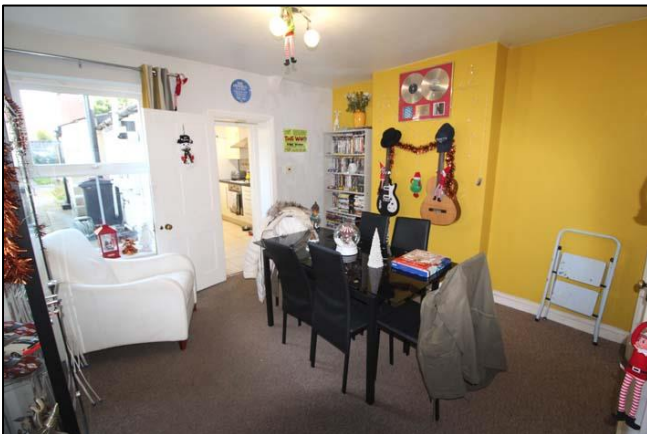
EPC rating - E

VIEWING

By appointment through **LUCAS ESTATE AGENTS**.

NOTE: None of the appliances have been tested.

E&OE



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