

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



27 MALTINGS ROAD, BRIGHTLINGSEA, ESSEX

PRICE £245,000 FREEHOLD

NO ONWARD CHAIN

3 BEDROOM SEMI-DETACHED BUNGALOW ON OUTSKIRTS OF THE TOWN

* KITCHEN 12'7" X 9'4"	* LOUNGE 16'6" X 11'4"	*
* CONSERVATORY 16' X 6'2"	* BEDROOM 1. 14'7" X 10'3"	*
* BEDROOM 2. 9'6" X 7'8"	* BEDROOM 3. 9'7" X 7'5"	*
* BATHROOM/W.C.	* GAS CENTRAL HEATING	*
* FRONT & REAR GARDEN	* OFF RD. PARKING & GARAGE	*

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

E&OE

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 substantial detached house situated only a short walk from the town centre on a corner plot. The property benefits from a gas central heating system and large detached garage/workshop and contains the following accommodation :-

GROUND FLOOR

ENTRANCE LOBBY with UPVC double glazed door. Radiator. Brick floor.

CLOAKROOM fully tiled with W.C. and wash hand basin.

HALL with glazed door from lobby. 2 radiators. Stairs to first floor with cupboard under. Windows to 2 sides.

DINING ROOM 18'3" X 11' + square bay. 2 radiators. Large log burner on brick floor.

Door to :

UTILITY ROOM with gas fired boiler for central heating. Hot water tank. Plumbing for washing machine. 2 shelves. Tiled floor.

KITCHEN 14' x 6'2" + recess open to dining room. Twin bowl sink inset in worksurface, tiled over. Inset gas hob with extractor over. Integrated laundry basket. Base unit cupboards and drawers. Built in Neff oven and grill. Recessed shelves and timber worksurface. Inset ceiling lights. Inset fridge. Brick flooring. Open to -

BREAKFAST AREA 10' x 10'3" with brick flooring. Inset ceiling lights. Built in storage cupboard with shelving. UPVC double glazed window and door to garden. Door to -

WALK IN LARDER 9'3" x 5' with tiled floor. Shelving to 2 sides.

LOUNGE 12'8" x 12' + bay Panelling to 1 wall with fitted shelving and inset storage space. Fireplace with coal effect gas grate. Door to hall.

FIRST FLOOR

LANDING with UPVC double glazed window.

BEDROOM 1. 12' x 11'7" 2 built in wardrobe cupboards. Radiator. UPVC double glazed windows to 2 sides.

BEDROOM 2. 12'4" x 11'2" recessed hanging area. Radiator.

BEDROOM 3. 10'10" x 10'4" with inset ceiling lights. Radiator. Wardrobe cupboards.

BOX ROOM 6'7" x 6'4" with shelving to 1 wall.

BATHROOM 13'1" x 6' UPVC double glazed window. Panelled bath with shower mixer taps. W.C. Inset wash hand basin in tiled surround with cupboards below. Wall mirror with shaver light. UPVC double glazed windows to 2 sides. Radiator.

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OUTSIDE

Corner plot with open plan lawn. Rear garden 61' x 52' with large brick terrace. Outside tap. Side entrance gate. Steps up to lawn and detached garage/workshop 36'9" x 17'10" with double up and over door, personal door, 5 windows, power and light.

SERVICES

All main services are connected. Council Tax Band E.

VIEWING

By appointment through **LUCAS ESTATE AGENTS**.



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