

For Sale

£70,000 Freehold



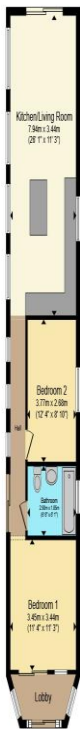
## Maran Maran Houseboat St. Osyth Clacton-On-Sea CO16 8EW

Offering potential for residential and commercial use, this Houseboat is available for those looking for a unique investment.

- Energy Rating: Exempt
- UNIQUE OPPORTUNITY
- HOUSEBOAT WITH OTHER MOORINGS
- AVAILABLE IN SITU OR TO BE MOVED
- UPPER AND LOWER DECK

# Property Details

- Entrance Lobby
- Bedroom One 11' 3" x 11' 4" ( 3.43m x 3.45m )
- Bathroom
- Bedroom Two 8' 10" x 12' 4" ( 2.69m x 3.76m )
- Kitchen / Living Room 11' 3" x 26' 1" ( 3.43m x 7.95m )
- Lower Hull



Total floor area 63.3 m² (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](#)



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308709 - 0004

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: Deleted

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.