



9 MARSHWAY, BRIGHTLINGSEA, COLCHESTER, CO7 0LH

GUIDE PRICE £200,000







CLIVE EMSON AUCTIONEERS 12TH JUNE - This freehold semi-detached bungalow currently has a tenant in situ. The property is situated in a cul-de-sac location and well placed for local shops, cafes and facilities in Brightlingsea town centre as well as the recreational facilities available at the waterfront.

#### GROUND FLOOR

Entrance door leading to reception hallway, living room, kitchen, two bedrooms and bathroom.

#### OUTSIDE

There are lawn gardens to both front and rear with a driveway to the side of the property leading to a garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
	G		