



MARSHWAY, BRIGHTLINGSEA, COLCHESTER, CO7

GUIDE PRICE £235,000





CLIVE EMSON AUCTIONEERS 18TH SEPTEMBER

- This freehold semi-detached bungalow with vacant possession is situated in a cul-de-sac, ideally located for local shops, cafés and facilities in Brightlingsea town centre as well as the recreational facilities available at the waterfront including the newly refurbished lido.

To register your interest please contact Clive Emson Auctioneers on 01245 205778.

Viewings as follows:

Wednesday 3rd September - 11:15am

Friday 5th September - 11:15am

Monday 8th September - 10:45am

Wednesday 10th September - 14:15pm

Wednesday 17th September - 11:15am





ENTRANCE HALL

Wooden flooring, radiator, built in cupboard.

BEDROOM ONE

13' 2" x 12' 3" (4.01m x 3.73m) Located at the front of the property, fitted carpet, double glazed and radiator.

BEDROOM TWO

9' 4" x 7' 3" (2.84m x 2.21m) Fitted carpet, double glazed window and radiator.

LOUNGE/DINER

18' 4" x 10' 5" (5.59m x 3.18m) narrowing to 7' 2" Fitted carpet, double glazed window to rear and radiator.

KITCHEN

9' 10" x 9' (3m x 2.74m) Wooden flooring, sink with drainer, worktop either side, built in four ring gas hob with extractor, built in oven, eye and base level units and radiator.

SHOWER ROOM

Tiled flooring, stand up shower cubicle, low level WC, vanity wash hand basin, double glazed window and towel rail.



OUTSIDE

At the front of the property is a small front garden, driveway for multiple vehicles and access to garage with up and over door.

To the rear of the property there is a good sized garden with a decked area and laid to lawn, you also have rear access to the garage and a reasonable sized shed.





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		
1-20	G		