

Sydney Street
BRIGHTLINGSEA
CO7 0BG
£200,000 Freehold

Town & Country
residential sales and lettings





- Three Bedroom Semi-Detached House
- Two Reception Rooms Plus Kitchen
- Approx 7% Rental Yield (£900-£1100 pcm)
- Bathroom
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Chain Free
- Enclosed Garden
- Ideal for Town, Shops, Pubs and Waterfront

INVESTMENT OPPORTUNITY

RENTAL INCOME OF POTENTIAL £900 - £1100 PCM subject to renovation YIELDING APPROX 7%.

Offered on a chain free basis, this three bedroom semi detached house, has the benefit of off road parking.

The accommodation includes entrance lobby, two reception rooms, kitchen, bathroom and three first floor bedroom off the landing plus an enclosed rear garden.

Sydney Street is ideal for the town centre, offering an array of shops, schools and library.

Easy access to the waterfront and marina.

A PERFECT RENTAL PROPERTY LOCATED IN THE CENTRE OF TOWN AMONGST PUBS, SHOPS AND EATERIES.



The accommodation with approximate room sizes are as follows:

ENTRANCE DOOR

Gaining access to:

ENTRANCE LOBBY

Stairs to first floor landing and doors to:

LOUNGE

12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed window to front aspect, radiator.

DINING ROOM

12' 6" x 10' 9" (3.81m x 3.27m)

Tiled floor, under stairs cupboards, double glazed window to rear aspect, radiator, archway to:

KITCHEN

11' 2" x 7' 2" (3.40m x 2.18m)

Range of working surfaces with cupboards and drawers under, matching range of eye level wall cupboards, tiled floor. Double glazed door to side, space for cooker and fridge.

LOBBY

Built in storage cupboard, door to side, door to:

BATHROOM

8' 5" x 5' 1" (2.56m x 1.55m)

Panelled Bath with mixer tap and shower hand spray, low level WC and pedestal wash hand basin. Wall mounted Vokera gas fired boiler, double glazed window to rear aspect.



FIRST FLOOR LANDING

Access to loft, doors leading to:

BEDROOM ONE

12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to front aspect, radiator, built in wardrobe cupboard.

BEDROOM TWO

11' 6" x 8' 9" (3.50m x 2.66m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE

9' 7" x 7' 6" (2.92m x 2.28m)

Double glazed window to rear, radiator.

EXTERIOR

FRONT

There is a joint driveway, giving access to the rear garden, offering parking for vehicle.

REAR

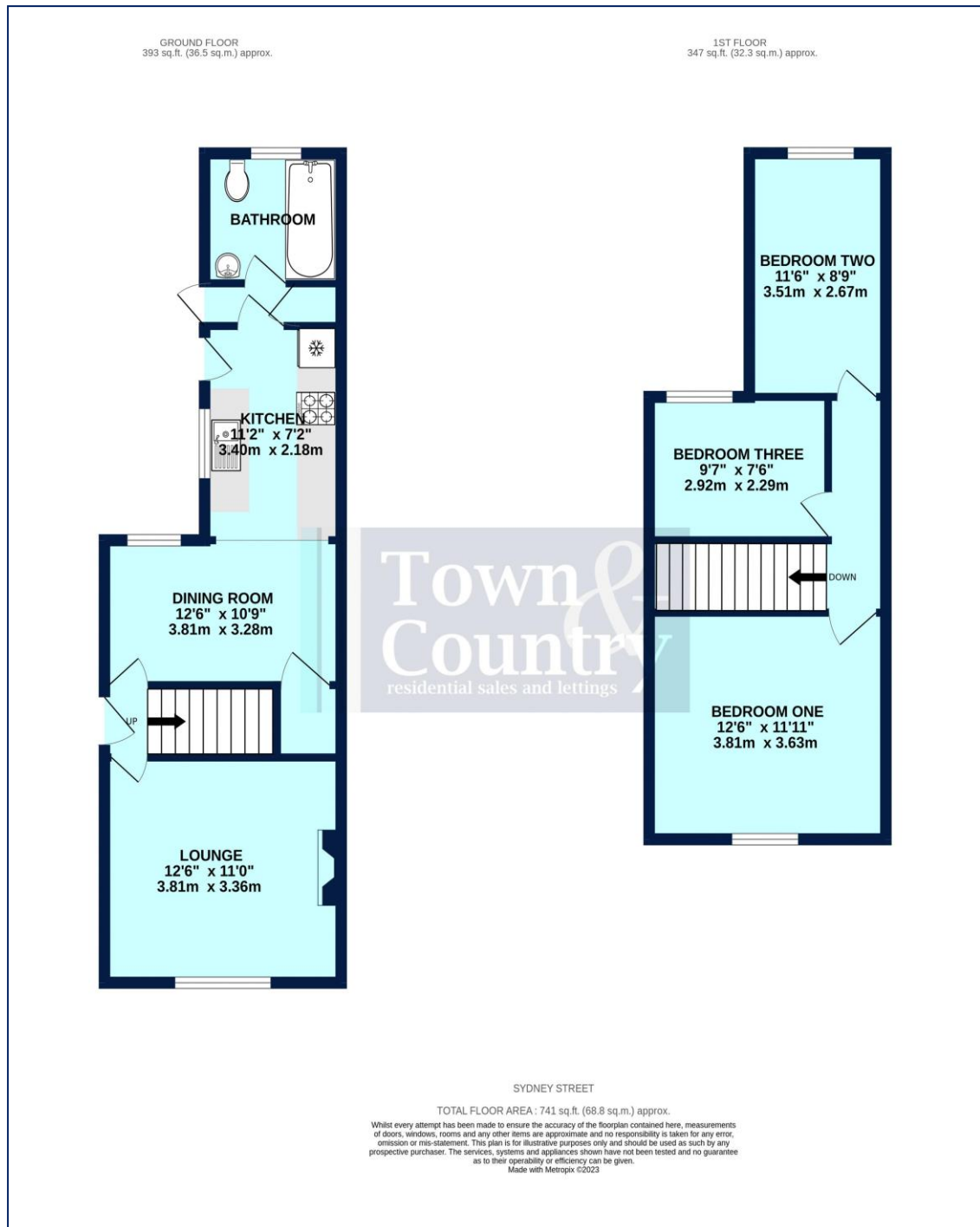
With area for pots, the remainder is set to flower bed etc.

AGENT'S NOTES

The property adjoins the communities British Legion Licensed Premises



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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