

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



22 GEORGE AVENUE, BRIGHTLINGSEA, ESSEX
A 2 BEDROOM DETACHED BUNGALOW TO LET UNFURNISHED AT
A RENTAL OF £1,200 PER CALENDAR MONTH (EXCLUSIVE)

- * KITCHEN 12'4" X 11'6" * UTILITY ROOM 9'5" X 5'10" *
- * CONSERVATORY 15'1" X 5'7" * FULLY TILED SHOWER ROOM *
- * BEDROOM 1. 11'11" X 9'11" + WARDROBE CUPBOARDS *
- * BEDROOM 2. 11'5" X 10'5" INCL. WARDROBE CUPBOARDS *
- * FULLY STOCKED FRONT AND REAR GARDENS + REAR PATIO *
- * GARAGE & OFF ROAD PARKING * COUNCIL TAX B`AND D. *
- * GAS CENTRAL HEATING & UPVC DOUBLE GLAZING *

RENTAL: THE PROPERTY WILL BE LET ON AN ASSURED PERIODIC TENANCY AT A RENTAL OF £1,200 PER CALENDAR MONTH (EXCLUSIVE). PAYABLE IN ADVANCE.

£1,380 DEPOSIT REQUIRED. NOTE: NO SMOKERS

VIEWING: BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS

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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