

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



92 NEW STREET, BRIGHTLINGSEA, ESSEX

PRICE £140,000 FREEHOLD

NO ONWARD CHAIN

- | | | |
|--|----------------------------|---|
| * IN NEED OF RENOVATION, MODERNISATION & IMPROVEMENT | * | |
| * 2 BED. SEMI-DET. COTTAGE IN TOWN CENTRE POSITION | * | |
| * KITCHEN 9'7" X 7'2" | * LOUNGE 12'6" X 10'8" | * |
| * DINING ROOM 12'6" X 10'9" | * BATHROOM + SEP. W.C. | * |
| * BEDROOM 1. 12'7" X 10'8" | * BEDROOM 2. 12'5" X 10'9" | * |
| * REAR GARDEN | * COUNCIL TAX BAND B. | * |

**NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES
& FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SPARATELY.**

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.

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

92 NEW STREET, BRIGHTLINGSEA, ESSEX

A 2 bedroom, semi-detached town centre cottage in need of total refurbishment and improvement, situated in a town centre position, close to all local amenities. The accommodation comprises :-

GROUND FLOOR

KITCHEN 9' x 7'2" with back door and window. Sliding door to bathroom.

LOUNGE 12'6" x 10'8" with fireplace. Front entrance door and window.

DINING ROOM 12'6" x 10'9" with door to pantry and window.

BATHROOM with bath, wash basin and window.

SEPARATE W.C.

FIRST FLOOR

LANDING

BEDROOM 1. 12'5" x 10'9" with window.

BEDROOM 2. 12'7" x 10'8" with window.

OUTSIDE

There is a pathway leading to small rear garden with garden shed.

SERVICES

All main services are connected.

Council Tax Band B.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

E&OE

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.

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



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.

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



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.