

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX  
Telephone: 01206 302639 'Fax: 01206 302874  
E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**3 NELSON STREET, BRIGHTLINGSEA, ESSEX**  
**A 3 BEDROOM DETACHED TOWN CENTRE HOUSE TO LET**  
**UNFURNISHED AT £975 PER CLENDAR MONTH (EXCLUSIVE)**

- |                                       |                             |   |
|---------------------------------------|-----------------------------|---|
| * LOUNGE 12'6" x 11'4"                | * DINING ROOM 12'6" x 11'3" | * |
| * KITCHEN 8'9" x 8'4"                 | * UTILITY ROOM/W.C.         | * |
| * 1 <sup>ST</sup> FLOOR BATHROOM/W.C. | * BEDROOM 1. 11'3" x 9'9"   | * |
| * BEDROOM 2. 10'3" x 7'3"             | * BEDROOM 3. 8'10" x 7'0"   | * |
| * GAS CENTRAL HEATING                 | * ENCLOSED REAR GARDEN      | * |

**RENTAL: THE PROPERTY WILL BE LET ON A 12 MONTHS SHORTHOLD  
TENANCY AT A RENTAL OF £975 PER CALENDAR MONTH (EXCLUSIVE)  
PAYABLE IN ADVANCE. DEPOSIT £1125 REQUIRED COUNCIL TAX BAND C.**

**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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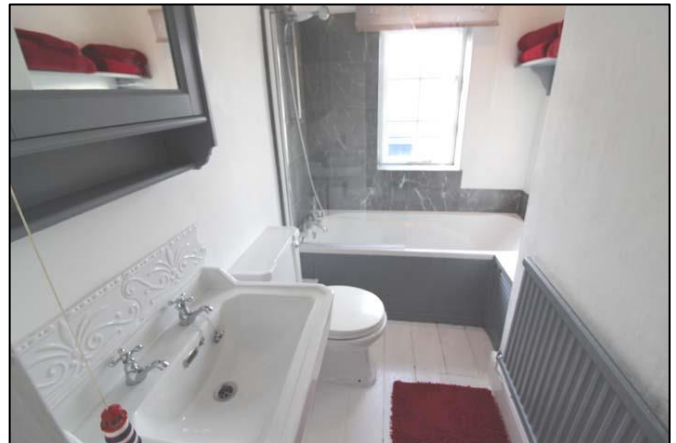
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