



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



LAMB
& CO



MILL STREET, ST. OSYTH, CO16 8EW

PRICE £200,000

A unique opportunity to own a piece of local history, 'The MS Brightlingsea' is a former passenger ferry which operated for over 70 years, carrying passengers from Harwich to Felixstowe. Since being taken on by the current owners, the boat has undergone complete re-development and has been transformed into a delightful three bedroom static houseboat, complete with home cinema, 25' lounge/diner and rear sun deck.

- Three Bedrooms
- Lower Deck Accommodation
- Static Houseboat
- Home Cinema
- Rear Sun Deck
- LPG Central Heating
- Integrated Kitchen Appliances
- 25' Lounge/Diner
- Original Features

Heading

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE/DINER:

25'0 x 10'7 (7.62m x 3.23m)

KITCHEN:

10'7 x 7'11 (3.23m x 2.41m)

UTILITY ROOM:

12'3 x 6'4 (3.73m x 1.93m)

BEDROOM ONE:

13'8 x 13'8 (4.17m x 4.17m)

BATHROOM:

12'3 x 7'4 (3.73m x 2.24m)

HALLWAY:

BEDROOM TWO:

13'8 x 7'4 (4.17m x 2.24m)

BEDROOM THREE:

18'1 x 13'8 (5.51m x 4.17m)

CLOAKROOM:

5'8 x 3'5 (1.73m x 1.04m)

SUN DECK:

12'0 x 10'7 (3.66m x 3.23m)

ADDITIONAL INFORMATION

Council Tax Band: A

Heating: LPG Heating

Seller's Position: No onward chain

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017

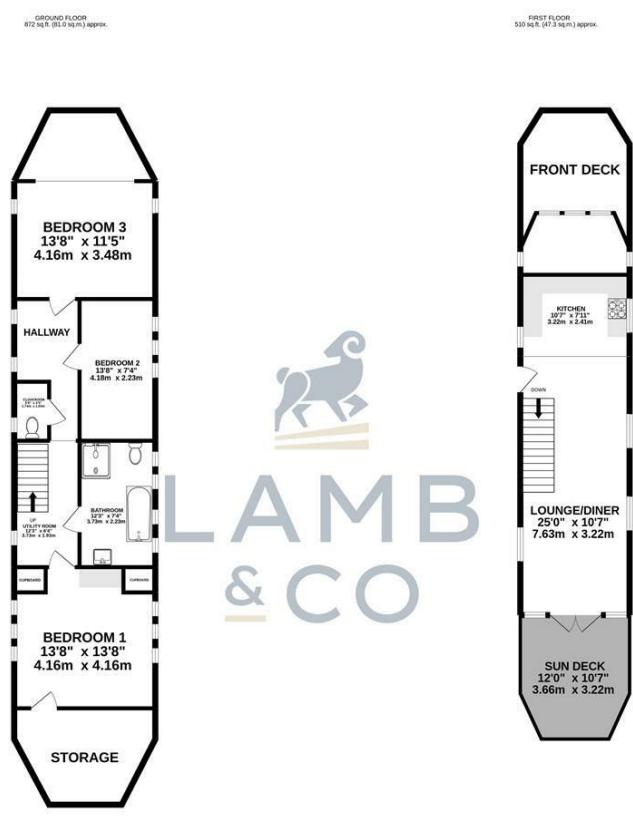
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1382 sq ft (128.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measuring Gadget

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.