

**LOT 21A****252 ST. ANDREWS ROAD, BRIDPORT,
DORSET, DT6 3DS****FREEHOLD RESIDENTIAL INVESTMENT****LOCATION & DESCRIPTION**

An end of terrace two storey Grade II listed cottage approximately ½ mile north of Bridport town centre. Fronting St Andrews Road, which makes up part of the A3066, the main route into the town from the north.

Built of solid block construction under slate clad roof slopes with a service road to the rear to provide parking and loading facilities off Shoe Lane.

ACCOMMODATION**First Floor:** Bedroom, Bathroom**Ground Floor:** 2 receptions, kitchen, sep. WC

Occupied under an AST currently holding over at £115 per week. Details available on request.

EQUIVALENT TO £5,980 p.a.

EPC RATING: Not applicable

***GUIDE PRICE: £100,000 plus****LOT 22****13 RIPLEY ROAD, CANNING TOWN,
E16 3EA****LEASEHOLD RESIDENTIAL INVESTMENT****LOCATION & DESCRIPTION**

A first floor purpose built maisonette within a residential terrace, on the north side of Ripley Road, a residential side street on the east side of Prince Regents Lane, about ½ mile south of the A13 and a similar distance north of Prince Regent DLR station.

ACCOMMODATION (Details provided by seller)

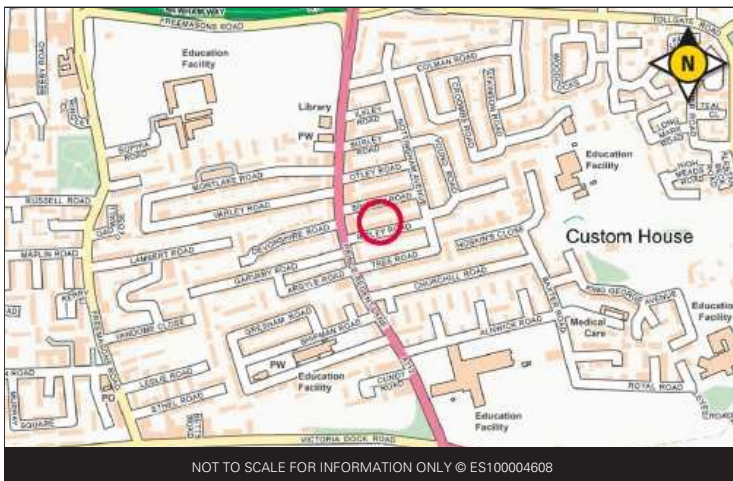
3 rooms, kitchen, bathroom/WC

Subject to an AST at £925 pcm.

EQUIVALENT TO £11,100 p.a.**LEASE DETAILS**

Approximately 61 years unexpired.

EPC RATING: D

***GUIDE PRICE: £160,000 - £170,000**