



LAMB & CO

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Inspired by property, driven by passion.



POINT CLEAR ROAD, ST OSYTH, CO16 8JA

GUIDE PRICE £425,000

** GUIDE PRICE £425,000 - £450,000 ** Set back off the road, just outside the historic village of St Osyth, in a non estate location is this four bedroom detached chalet style house. The property has served as a substantial family home during this period. Set out over two floors the property enjoys spacious accommodation. Outside the front consists of a block paved driveway with access to the garage whilst the rear garden is mature in nature and of good size.

- Four Bedrooms
- Off Road Parking & Garage
- Conservatory
- No Onward Chain
- Lounge/Diner
- EPC - E

HALLWAY

OFFICE:

10'10 x 8'6 (3.30m x 2.59m)

LOUNGE/DINER

29'1 x 12'10 (8.86m x 3.91m)

KITCHEN

14'10 x 12'5 (4.52m x 3.78m)

CONSERVATORY

27'6 x 13'4 (8.38m x 4.06m)

BEDROOM 1

12'11 x 12'10 (3.94m x 3.91m)

BEDROOM 2

12'11 x 10'8 (3.94m x 3.25m)

BEDROOM 3

12'4 x 10'5 (3.76m x 3.18m)

BEDROOM 4

10'9 x 10'0 (3.28m x 3.05m)

BATHROOM

14'4 x 6'7 (4.37m x 2.01m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

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.

AML

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.

Additional Information Clacton

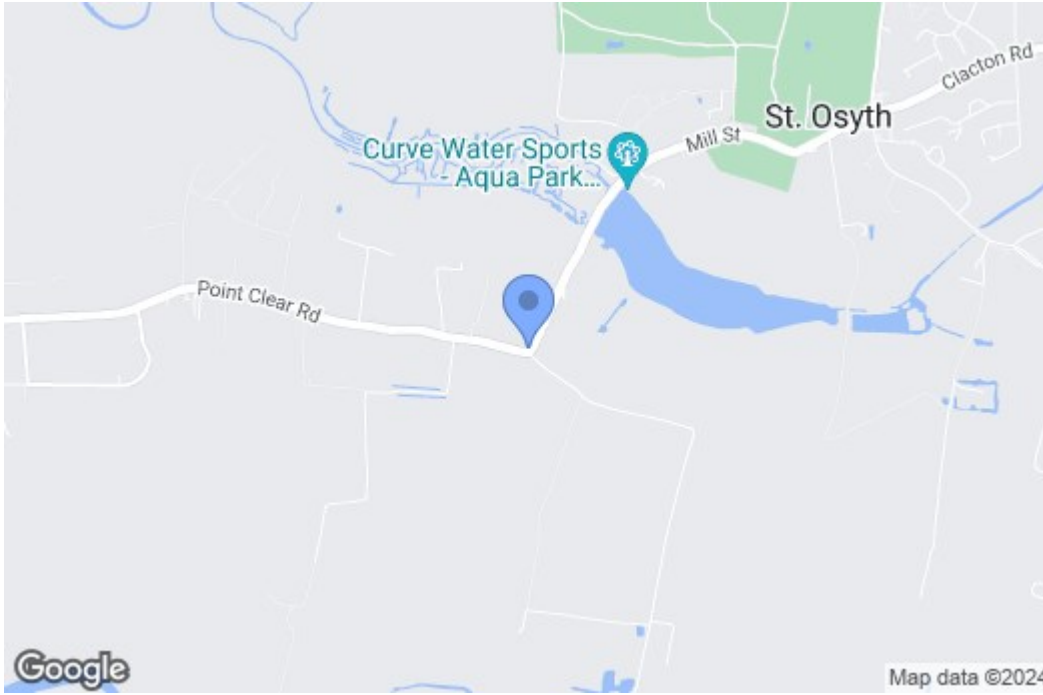
Council Tax Band: E

Heating: Gas

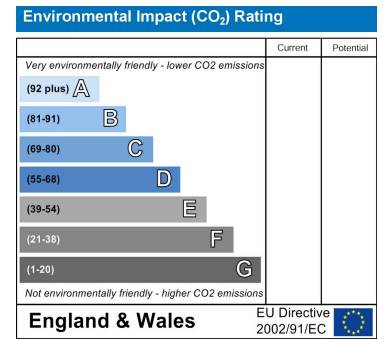
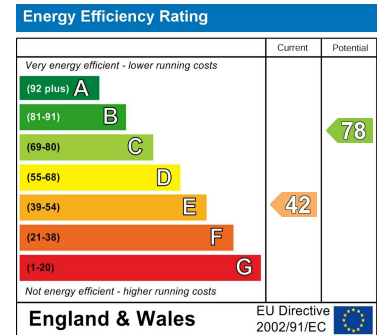
Seller's Position: No Onward Chain

Garden Facing: North

Map



EPC Graphs



Floorplan



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix ©2023

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