



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**POINT CLEAR ROAD, POINT CLEAR, CO16 8JA**

**PRICE £355,000**

This three bedroom detached house in St Osyth offers an ideal family home with desirable features. The property includes a dining room for family gatherings, a south-facing garden for ample sunlight, and generous off-road parking. With these amenities, the house is well-suited for a comfortable and convenient family lifestyle.

- Three Bedrooms
- Two reception Rooms
- South Facing Garden
- Off Road Parking & Garage
- WC
- EPC - D

## ENTRANCE HALL

## BATHROOM

10'1" 4'00" (3.07m 1.22m)



## KITCHEN

12'11" 7'9" (3.94m 2.36m)



## DINING ROOM

14'4" 9'3" (4.37m 2.82m)



## LOUNGE

18'4" 14'8" (5.59m 4.47m)



## BEDROOM TWO

13'9" 8'00" (4.19m 2.44m)



## BEDROM ONE



## BEDROOM THREE

10'4" 7'7" (3.15m 2.31m)



## 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: D

Heating: Gas

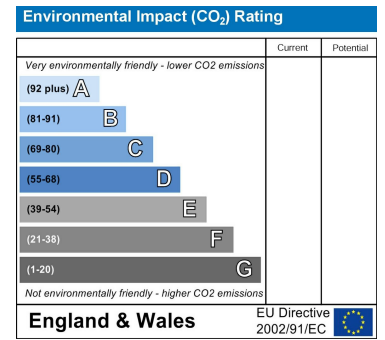
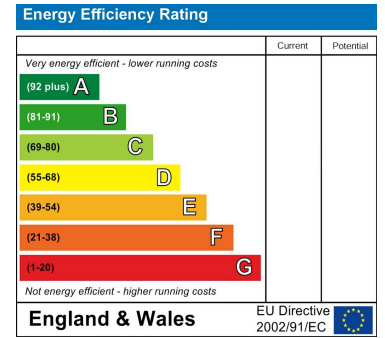
Seller's Position: Needs To Find

Garden Facing: South

## Map

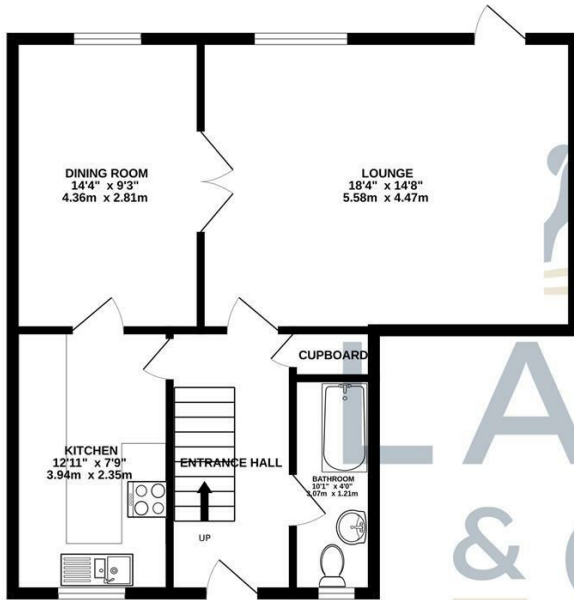


## EPC Graphs

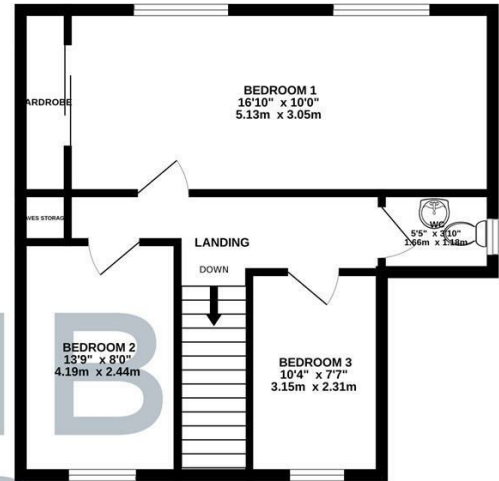


## Floorplan

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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 mis-statement. 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 as to their operability or efficiency can be given.  
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