



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



MANFIELD GARDENS, ST. OSYTH, CO16 8QA

GUIDE PRICE £290,000

**** GUIDE PRICE £290,000 - £310,000 **** An extended and well presented semi-detached home located in a cul-de-sac position in the sought after village of St Osyth. The property offers four bedrooms with one being on the ground floor, modern kitchen & bathroom, ground floor cloakroom and driveway parking for two cars.

- Four Bedrooms
- Ground Floor Bedroom
- Downstairs WC
- Modern Kitchen/Diner
- St Osyth
- EPC C

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

CLOAKROOM

LOUNGE

16' x 10'7 (4.88m x 3.23m)

KITCHEN/DINER

15'10 x 9'10 (4.83m x 3.00m)

BEDROOM

18'9 x 7'9 max (5.72m x 2.36m max)

FIRST FLOOR - LANDING

BEDROOM

14'3 x 11'2 (4.34m x 3.40m)

BEDROOM

10'4 x 7'11 (3.15m x 2.41m)

BEDROOM

9'11 x 7'9 (3.02m x 2.36m)

BATHROOM

OUTSIDE

FRONT

REAR

Additional Information

Council Tax Band: C

Heating: Gas central heating

Seller's Position: To find

Garden Facing: NW

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

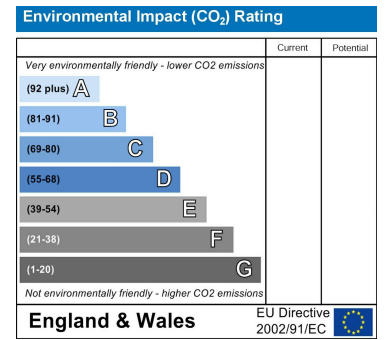
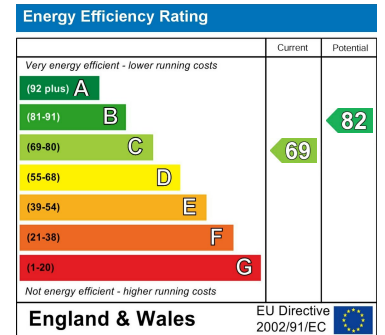
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

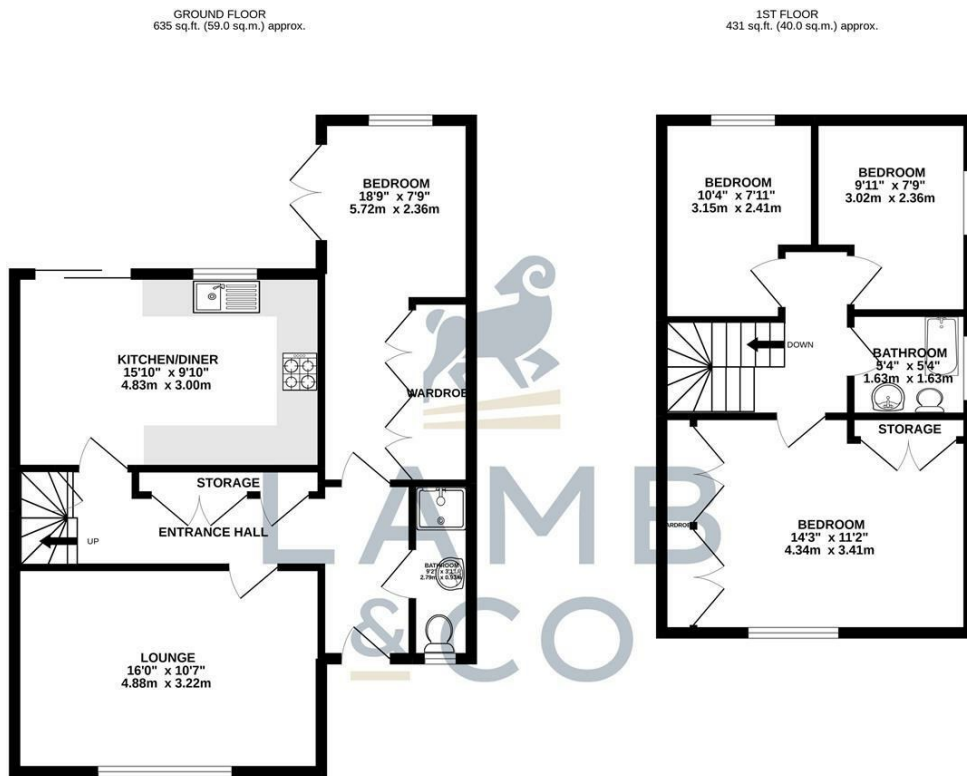
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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.
 Made with Metropix ©2022.

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.