



LAMB & CO

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



## POINT CLEAR ROAD, ST. OSYTH, CO16 8LB

£1,200 PCM

Located in this non estate location just outside the historic village of St Osyth is this three bedroom two reception semi detached house for rental. This property is offered with double glazing, fitted kitchen and a recent replacement gas boiler. There are also partial views across the estuary from both the front bedrooms. The accommodation comprises:- entrance lobby, hallway, reception room, dining area, and kitchen. The first floor has a landing and three bedrooms. Outside there is a front garden with driveway and wooden gates to the garage. the rear garden is safely enclosed.

- Available Mid April
- Pets Considered
- Council Tax - C
- Sought After Location
- Guarantor Required
- Close To Seafront
- Three Double Bedrooms
- EPC-C



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## Heading

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE LOBBY:



### HALLWAY:

### LOUNGE:

13'11 x 12'6 (4.24m x 3.81m)



### DINING ROOM:

12'6 x 9'10 (3.81m x 3.00m)



### KITCHEN:

12'5 x 7'0 (3.78m x 2.13m)



### LANDING:

9'0 x 2'10 (2.74m x 0.86m)

### BEDROOM 1:

14'2 x 11'1 (4.32m x 3.38m)



### BEDROOM 2:

11'1 x 10'11 (3.38m x 3.33m)



### BEDROOM 3:

9'8 x 7'3 (2.95m x 2.21m)





### **BATHROOM:**

5'9 x 5'1 (1.75m x 1.55m)



### **SEPARATE WC:**

5'5 x 2'6 (1.65m x 0.76m)



### **FRONT GARDEN:**

### **REAR GARDEN:**



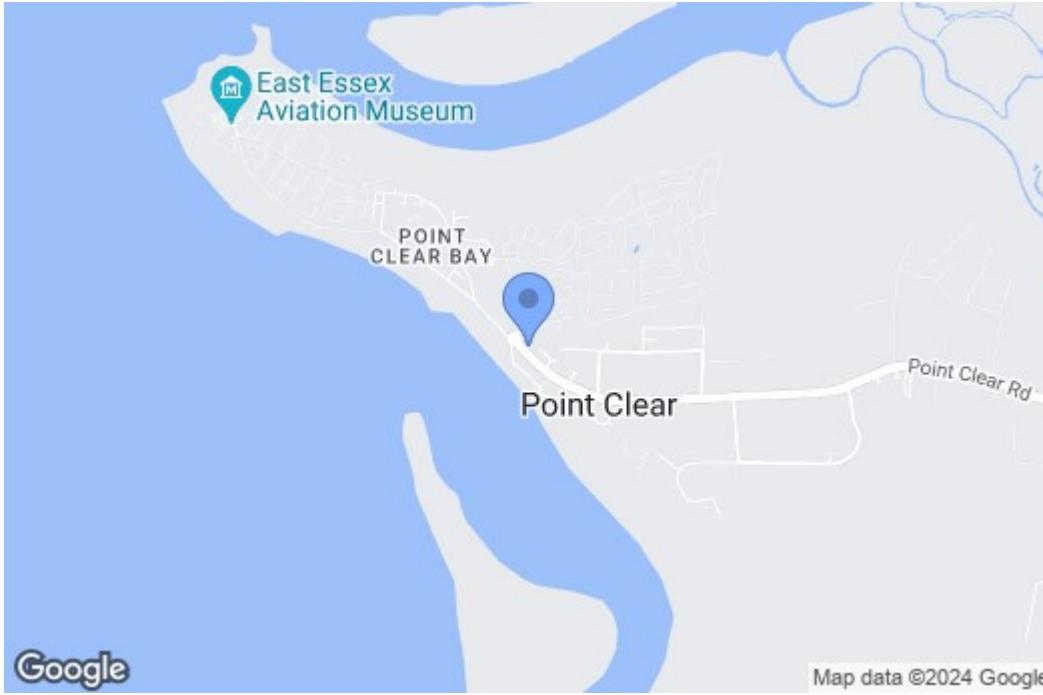
### **GARAGE:**

20'3 9'7 (6.17m 2.92m)

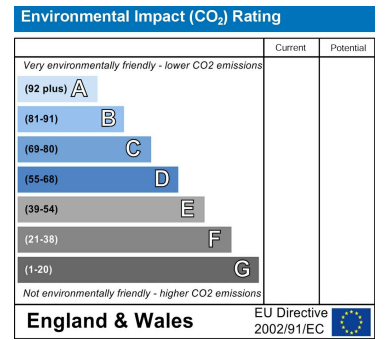
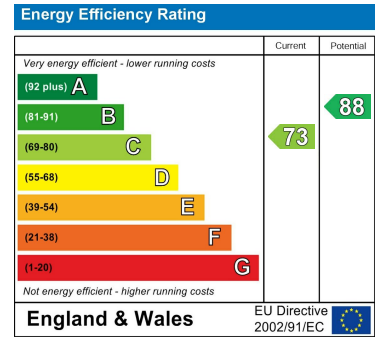
### **Agent Letting Notes**

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front, as a holding deposit to process your application.

## Map



## EPC Graphs



## Floorplan



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.