



STANMORE WAY, ST. OSYTH, CO16 8QP GUIDE PRICE £300,000

**** GUIDE PRICE £300,000 - £325,000 **** In a peaceful cul-de-sac on the popular Longfields development in the village of St Osyth, lies this beautifully presented, extended bungalow. The property offers three generous bedrooms, with en-suite shower and dressing room to master, modern kitchen breakfast room with roof lantern plus a block paved driveway & garage.

- Three Double Bedrooms
- Extended to approx. 950 Sq Ft
- En-Suite Shower & Dressing Room
- Stunning Island Kitchen with Roof Lantern
- Generous Garden
- EPC TBC
- St Osyth Village
- Close to Amenities
- Garage & Driveway

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM THREE

10'11 x 9'1 (3.33m x 2.77m)

BEDROOM TWO

12'1 x 11'2 (3.68m x 3.40m)

BATHROOM

7'7 x 6'1 max (2.31m x 1.85m max)

BEDROOM ONE

16'9 x 10'8 (5.11m x 3.25m)

EN-SUITE SHOWER

4'9 x 3'8 (1.45m x 1.12m)

DRESSING ROOM

9' max x 7' (2.74m max x 2.13m)

LOUNGE

16'8 x 11'1 (5.08m x 3.38m)

ALTERNATE VIEW

KITCHEN/BREAKFAST ROOM

14'6 x 10'9 (4.42m x 3.28m)

ALTERNATE VIEW

OUTSIDE

FRONT

REAR

GARAGE

ADDITIONAL INFORMATION

Council Tax Band: C

Heating: Gas central heating

Seller's Position: Found onward purchase

Garden Facing: West

AGENTS NOTE

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.

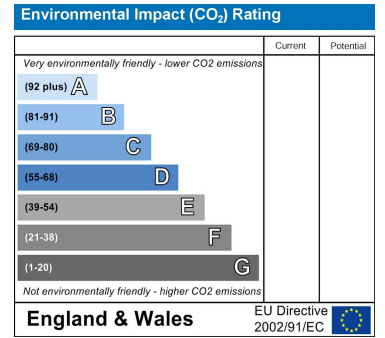
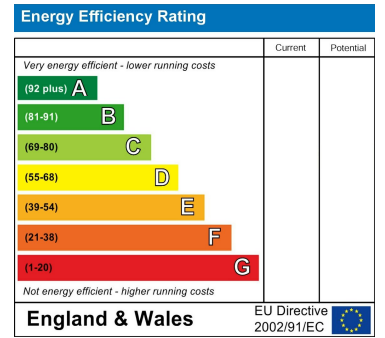
ANTI-MONEY LAUNDERING COMPLIANCE

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.

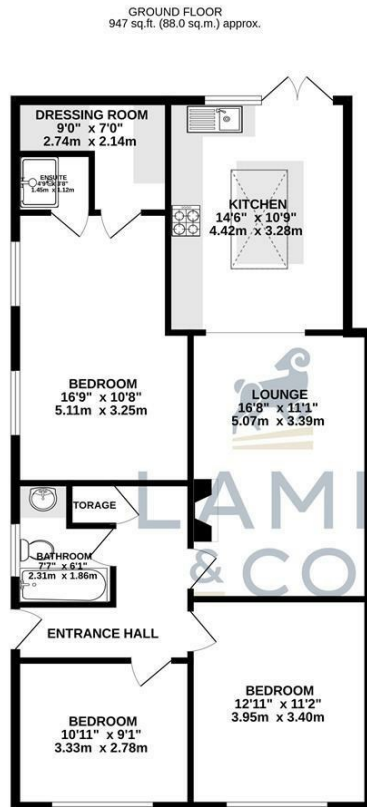
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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.
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