



SPRING ROAD, ST OSYTH, CO16 8RU PRICE £325,000

This character property has had the benefit of a two storey extension which now provides excellent family style accommodation which comprises:- entrance hallway, cloak/shower room, living room, dining room, kitchen breakfast room and conservatory. The first floor leads off the landing with four bedrooms and a family bathroom. Externally, the property stands back from the road and has a mature generous rear garden.

- VILLAGE LOCATION
- NO ONWARD CHAIN
- FOUR BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- EPC -D

Heading

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

HALLWAY:

CLOAK/SHOWER ROOM:

6'10 x 4'3 (2.08m x 1.30m)

LIVING ROOM:

15'7 x 11'7 (4.75m x 3.53m)

DINING ROOM:

12'0 x 8'1 (3.66m x 2.46m)

KITCHEN/BREAKFAST ROOM:

19'3 x 8'2 red 5'5 min (5.87m x 2.49m red 1.65m min)

CONSERVATORY:

11'10 x 8'7 (3.61m x 2.62m)

LANDING:

BEDROOM 1:

10'9 x 9'7 (3.28m x 2.92m)

BEDROOM 2:

10'10 red 8'10 x 8'5 (3.30m red 2.69m x 2.57m)

BEDROOM 3:

12'0 x 7'11 (3.66m x 2.41m)

BEDROOM 4:

10'4 x 4'11 (3.15m x 1.50m)

BATHROOM:

11'6 5'9 (3.51m 1.75m)

FRONT GARDEN:

REAR GARDEN:

REAR ELEVATION:

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.

Additional Info

Council Tax Band: C

Heating: Gas

Services: All mains

Broadband:

Mobile Coverage:

Construction: Conventional

Restrictions:

Rights & Easements:

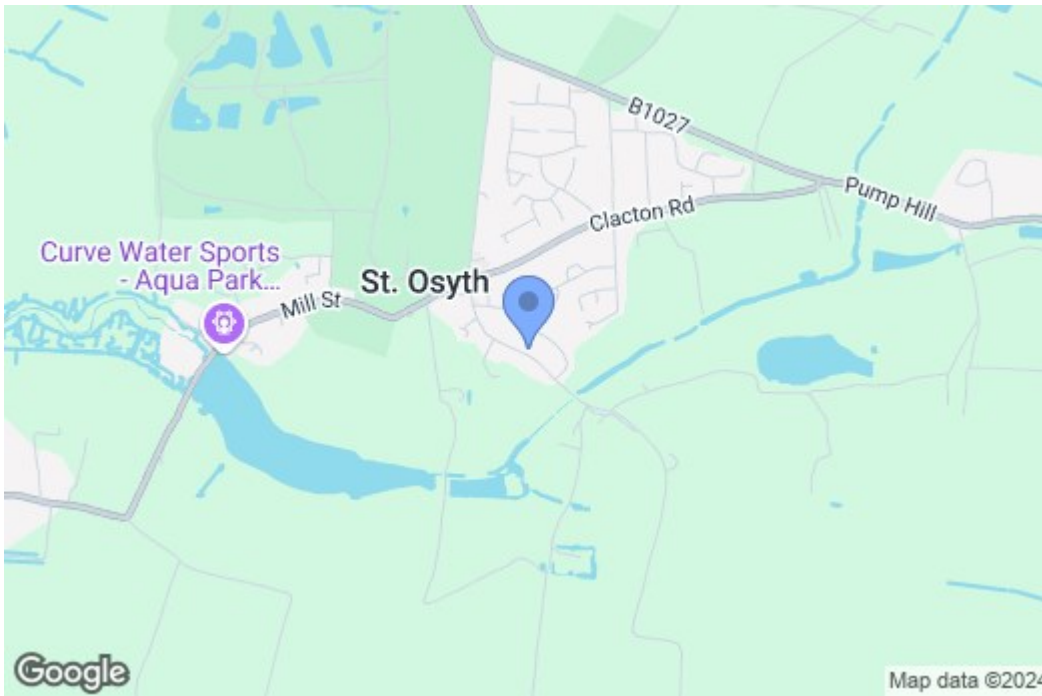
Flood Risk:

Additional Charges: N/A

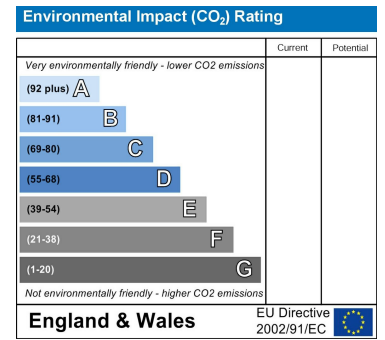
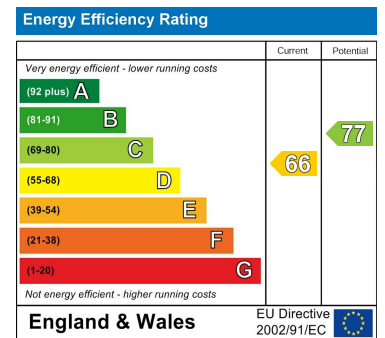
Seller's Position: No onward chain

Garden Facing:

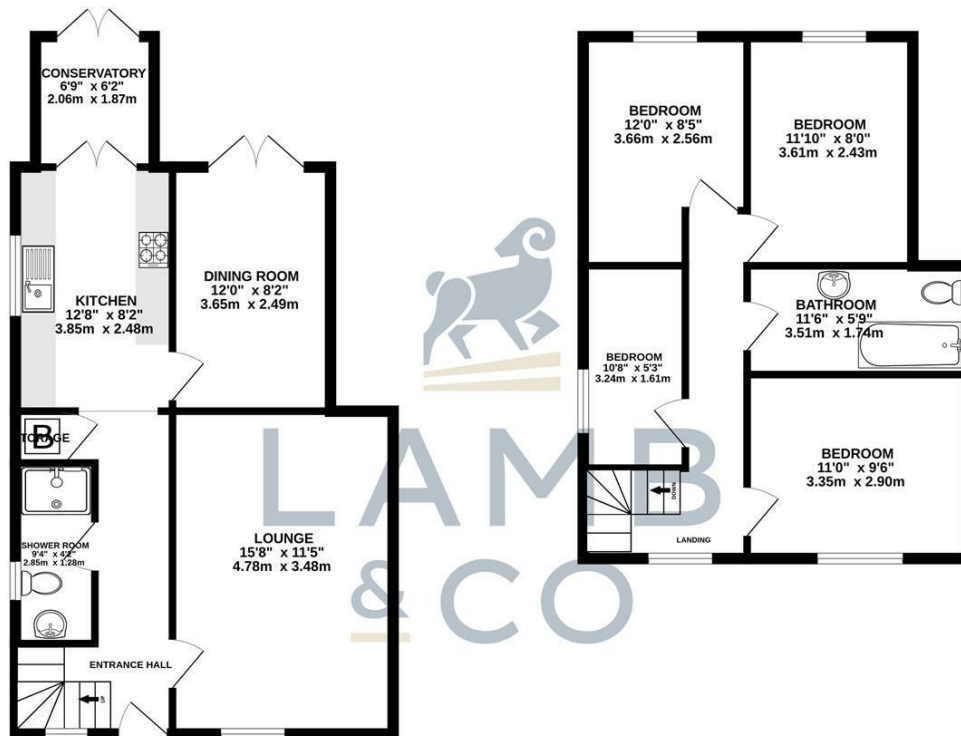
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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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