



LAMB & CO

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## COLNE WAY, ST OSYTH, CO16 8LU

PRICE £325,000

Located in Point Clear Bay, close to the sea front, this new home benefits from a balcony from the lounge overlooking the estuary. Additionally, the property boasts privately owned solar panels, two bathrooms and sold with no onward chain.

- Two Bedrooms
- Two Bathrooms
- Newly Built
- Off-Road Parking & Garage
- Balcony
- Overlooking the Estuary
- No Onward Chain
- EPC C
- Privately Owned Solar Panels



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**HALLWAY**

**GARAGE**

23x9'11 (7.01m x 3.02m)



**KITCHEN/BREAKFAST ROOM**

13x11'6 (3.96m x 3.51m)

**SHOWER ROOM**

7'5x7'3 (2.26m x 2.21m)



**LANDING**

**BEDROOM ONE**

11'6x10 (3.51m x 3.05m)



**BEDROOM TWO**

11'6x10 (3.51m x 3.05m)



**BATHROOM**

6'5x5'9 (1.96m x 1.75m)





## LOUNGE

17'1x11'7 (5.21m x 3.53m)



## OUTSIDE



## OUTSIDE FRONT



### 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.

## OUTSIDE REAR



### Additional Information Clacton

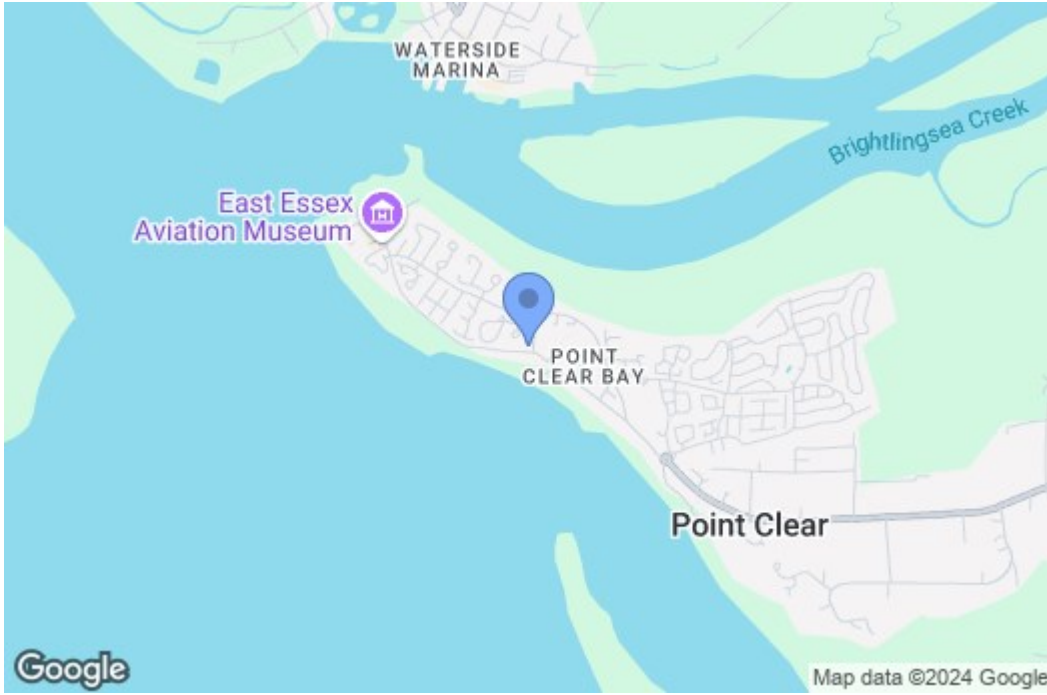
Council Tax Band: A

Heating: Electric

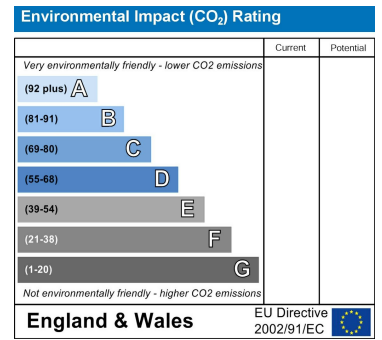
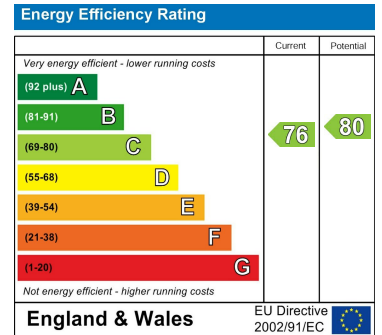
Seller's Position: No Onward Chain

Garden Facing: North

## Map



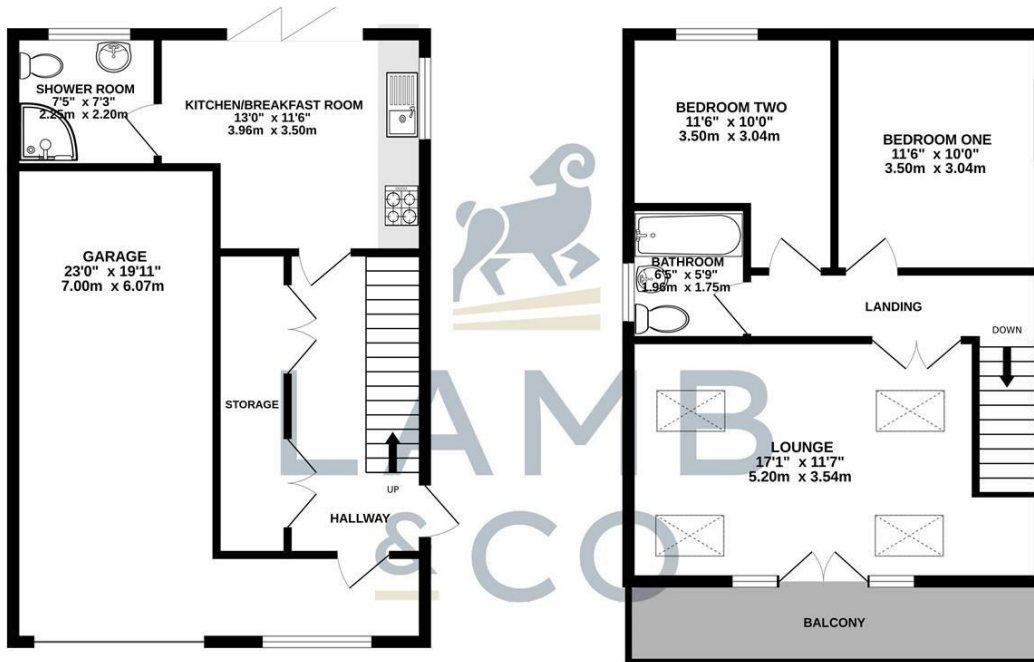
## EPC Graphs



## Floorplan

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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