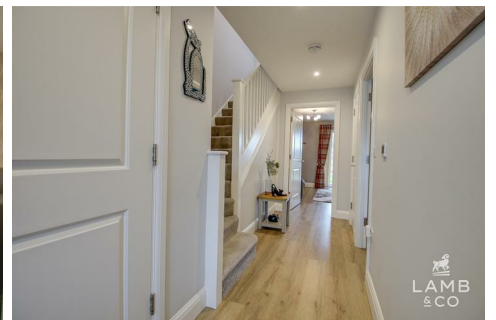




LAMB & CO

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



THE OAKS, GREAT OAKLEY, CO12 5FN

PRICE ONLY £349,500

This 3-bedroom link detached house in Great Oakley is well-presented throughout, offering a modern and stylish living space. The property features a spacious living room, a contemporary kitchen with quality fittings, and a dining area. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en-suite.

- Three Bedrooms
- Built in 2020
- Summer House
- Well Presented
- Village Location
- Garage & Parking
- EPC B

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Entrance Hall



W/C

5'9" x 3'2" (1.75m x 0.97m)



Kitchen Diner

19'0" x 10'0" (5.79m x 3.05m)



Lounge

17'7" x 12'7" (5.36m x 3.84m)



Landing

Bedroom

11'10" x 10'0" (3.61m x 3.05m)



Ensuite

10'0" x 4'0" (3.05m x 1.22m)



Bathroom

8'6" x 7'3" (2.59m x 2.21m)



Bedroom

12'2" x 8'12" (3.71m x 2.44m)



Garden



Bedroom

9'5" x 9'4" (2.87m x 2.84m)



Summer House



Front Aspect



Rear Aspect



Additional Info

Council Tax Band: D
Heating: Air Source Heat Pump (Underfloor downstairs, Radiator upstairs)
Services: Mains
Broadband: Ultrafast
Mobile Coverage: EE, O2, Vodafone- Limited
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Very Low
Additional Charges: N/A
Seller's Position: Needs to find
Garden Facing: North West

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.

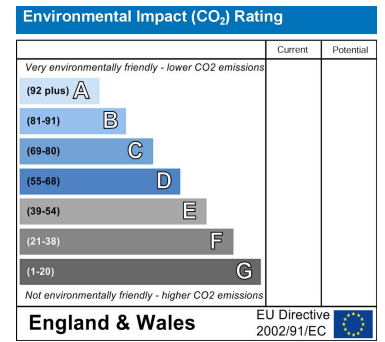
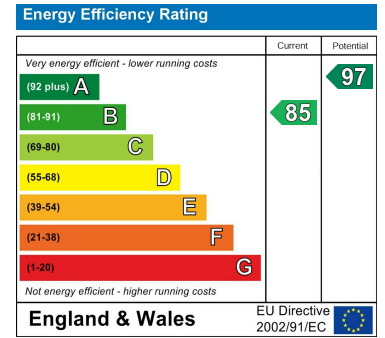
AML

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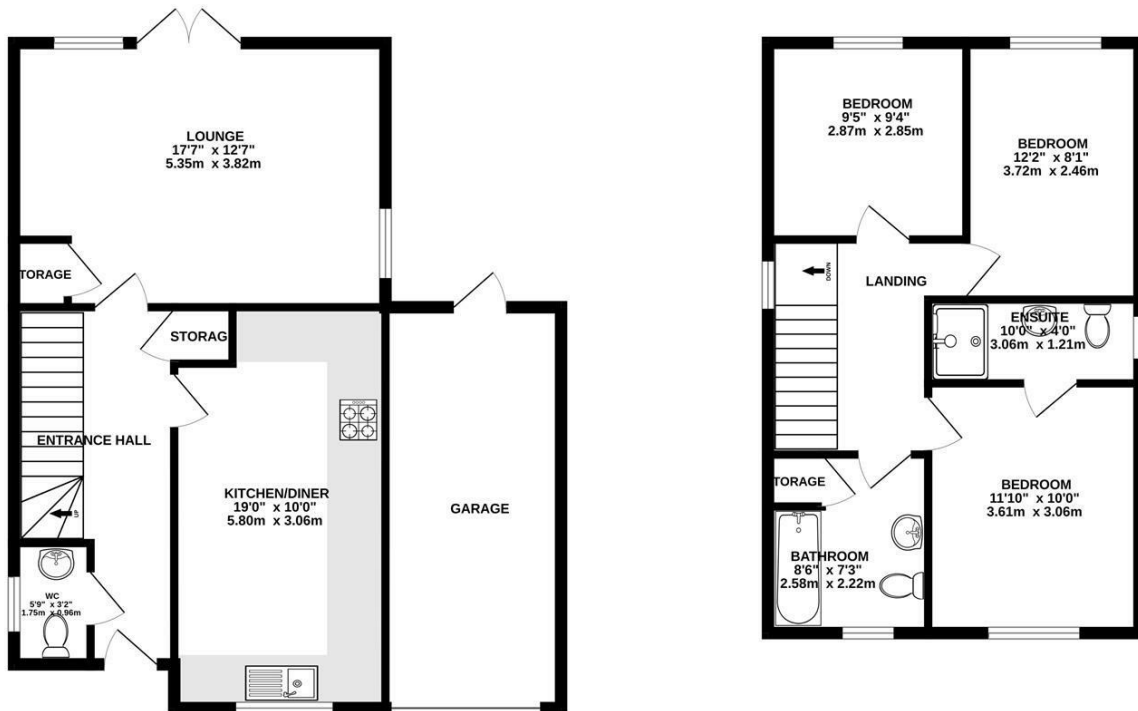
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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