



LAMB & CO

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Inspired by property, driven by passion.



## MANFIELD GARDENS, ST OSYTH, CO16 8QA

PRICE £220,000

A beautifully presented and modernised two-bedroom semi-detached bungalow in the picturesque village of St. Osyth. The property includes two well-sized bedrooms, gas central heating, and double glazing.

- Two Bedrooms
- Well Presented
- St Osyth Village
- Reasonably Priced
- Off Road Parking
- EPC - D

## LOUNGE

16'7" 11'00" (5.05m 3.35m)

Flood Risk: No

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: West

## KITCHEN

11'9 x 7'2 (3.58m x 2.18m)

## BEDROOM TWO

12'00" 6'5" (3.66m 1.96m)

## BEDROOM ONE

12'00" 9'8" (3.66m 2.95m)

## BATHROOM

8'10" 6'3" (2.69m 1.91m)

## OUTSIDE

## OUTSIDE REAR

### 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.

### Additional Info

Council Tax Band: C

Heating: Gas

Services: Electricity, Gas & Water

Broadband: Superfast Fibre Broadband

Mobile Coverage: Three. O2. Vodafone - Likely.

EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

## Map

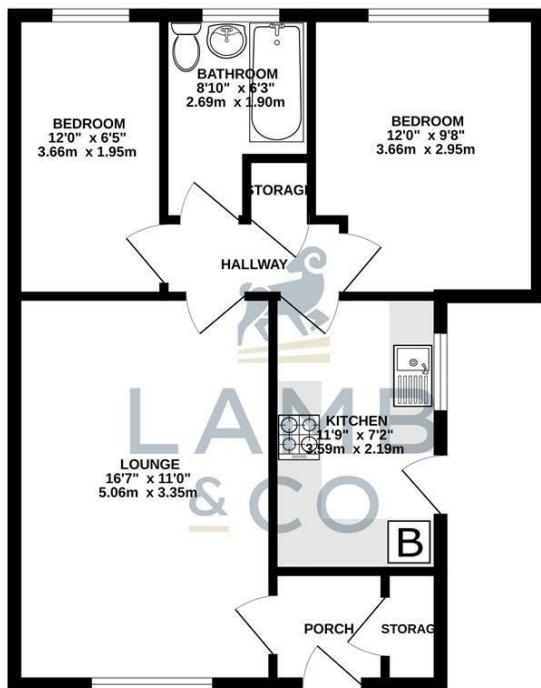


## EPC Graphs

Energy Efficiency Rating		Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B		84	
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B		85	
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA - 572 sq ft (53.2 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Kerebox 4200



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.