



LAMB & CO

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Inspired by property, driven by passion.



ALPHA ROAD, ST. OSYTH, CO16 8NP

PRICE £289,995

A modern, three-bedroom detached bungalow located in a quiet, non-estate village setting. The property benefits from a south-facing garden, off-road parking and a garage. With no onward chain and having just undergone a light refurbishment it presents an excellent opportunity for a straightforward purchase you can move straight into!

- Three Bedrooms
- Off-Road Parking & Garage
- No Onward Chain
- South Facing Garden
- Generous Lounge/Diner
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM THREE

9'0 x 8'8 (2.74m x 2.64m)



BEDROOM ONE

13'0 x 10'3 (3.96m x 3.12m)



BEDROOM TWO

10'8 x 9'9 (3.25m x 2.97m)



BATHROOM

7'9 x 6'6 (2.36m x 1.98m)



KITCHEN

10'10 x 7'9 (3.30m x 2.36m)

LOUNGE

22'2 x 15'0 (6.76m x 4.57m)



OUTSIDE

OUTSIDE REAR



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.

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.

Additional Info

Council Tax Band: C

Heating: Oil

Services: Mains electricity, gas, water and drainage

Broadband: Super Fast

Mobile Coverage: Limited

Construction: Conventional - cavity wall & pitched, tiled roof

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

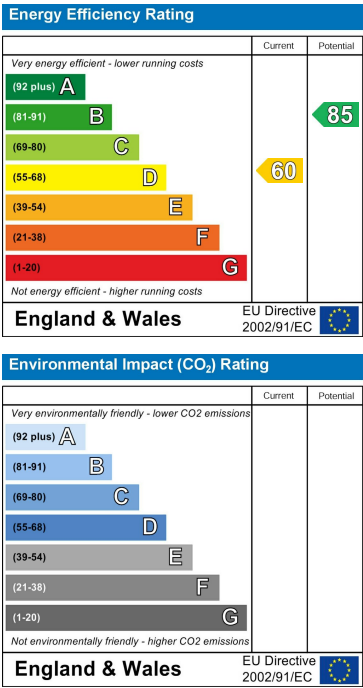
Seller's Position: No Onward Chain

Garden Facing: South

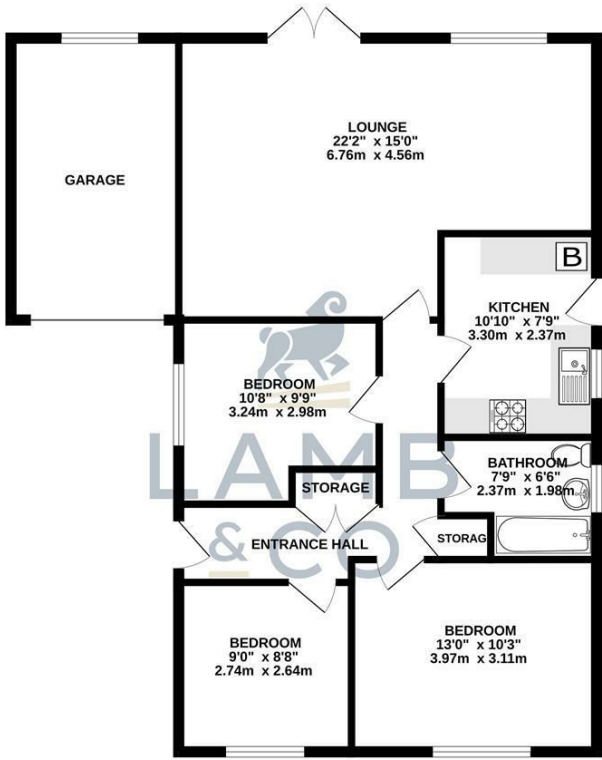
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 974 sq. ft. (90.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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