



LAMB & CO

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Inspired by property, driven by passion.



## CLACTON ROAD, ST. OSYTH, CO16 8PG

### GUIDE PRICE £525,000

**\*\* GUIDE PRICE £525,000 - £550,000 \*\*** Located in the popular village of St Osyth, with local amenities on your doorstep, this well-planned detached house is offered with NO ONWARD CHAIN. A standout feature of this home is the heated swimming pool, perfect for relaxation and entertaining. Additionally, the property benefits from solar panels generating approximately £2,700 per year in FIT payments, providing a fantastic extra income. Other highlights include four double bedrooms, an en-suite shower room to the primary bedroom, and a generous gated frontage providing privacy and ample parking.

- Four Bedrooms
- Heated Swimming Pool
- Income from Solar Panels Approx. £2,700 pa
- Village Location
- Electric Gated off road parking
- EPC-B



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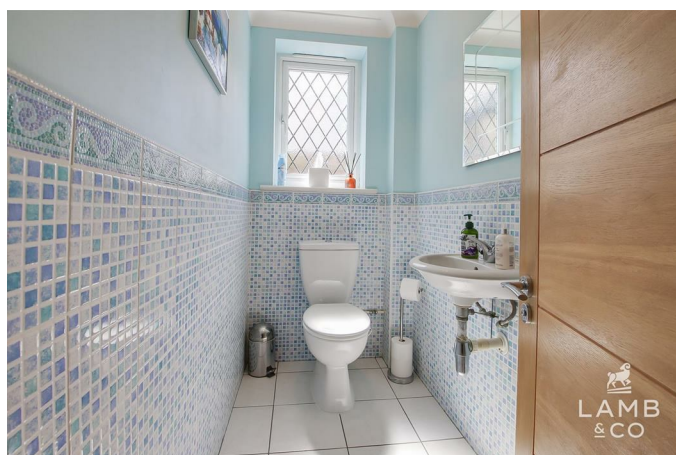


## OUTSIDE FRONT



## WC

7'x3'8" (2.13m x 1.12m)



## OUTSIDE REAR



## LOUNGE

22'2" x 13' (6.76m x 3.96m)

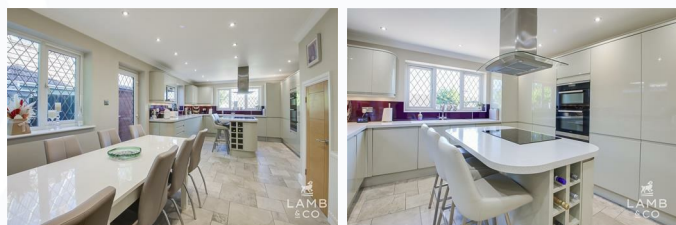


## ENTRANCE HALL



## KITCHEN/DINER

25'6" x 11' (7.77m x 3.35m)





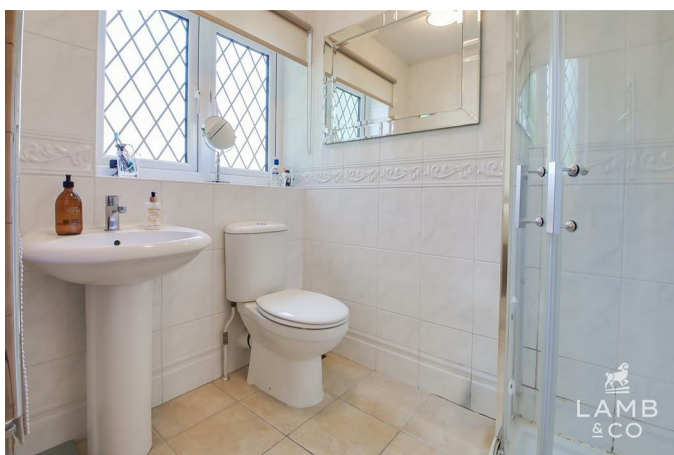
## SITTING ROOM

12'x11'6" (3.66m x 3.51m)



## EN SUITE

6'7" x 5'1" (2.01m x 1.55m)



## LANDING



## BEDROOM TWO

13'9" x 12' (4.19m x 3.66m)



## BEDROOM ONE

18'2" x 11'6" (5.54m x 3.51m)



## BEDROOM THREE

13'x9'10" (3.96m x 3.00m)



## BEDROOM FOUR

13'x9'10" (3.96m x 3.00m)



## BATHROOM

9'x6'7" (2.74m x 2.01m)



## Additional Info

Council Tax Band: F  
Heating: Gas Central  
Services: Mains  
Broadband: Super Fast  
Mobile Coverage: EE - Likely, Three, O2,  
Vodafone - Unlikely  
Construction: Conventional  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: N/A  
Additional Charges: N/A  
Seller's Position: No onward chain  
Garden Facing: South East

## 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

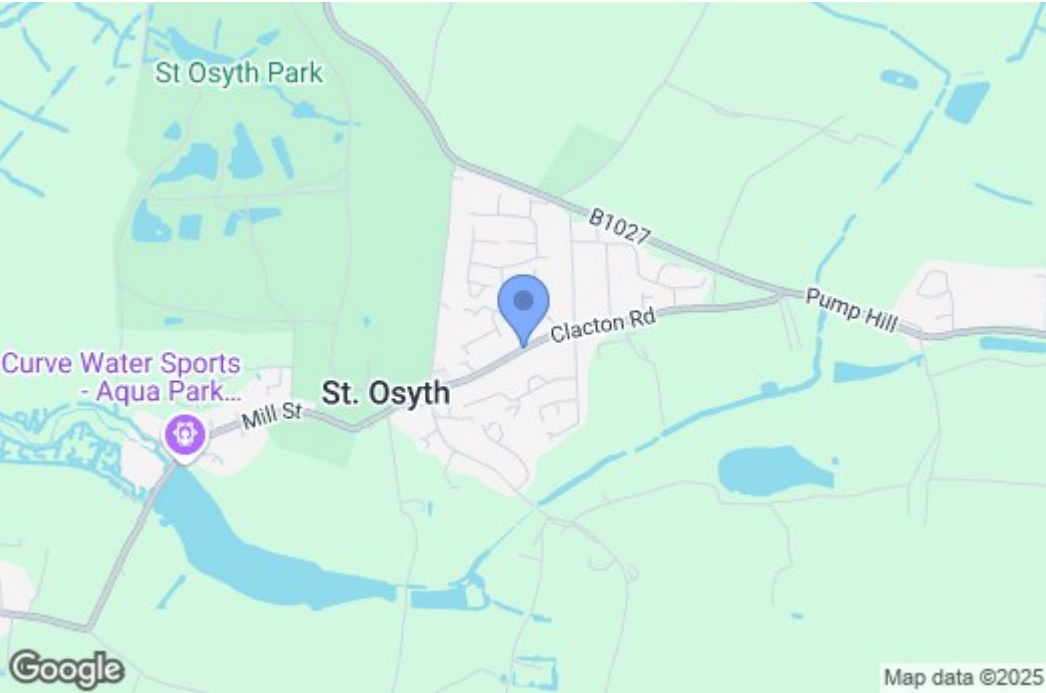
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## AERIAL VIEW

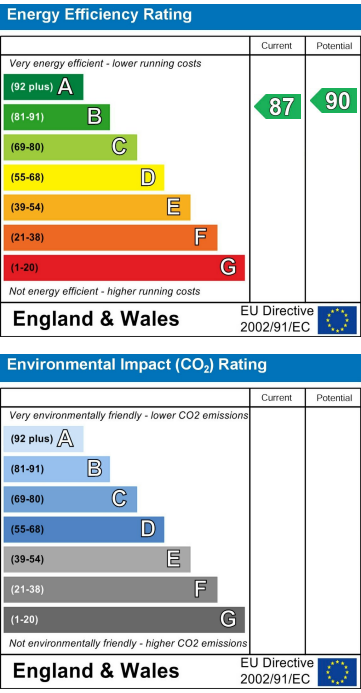




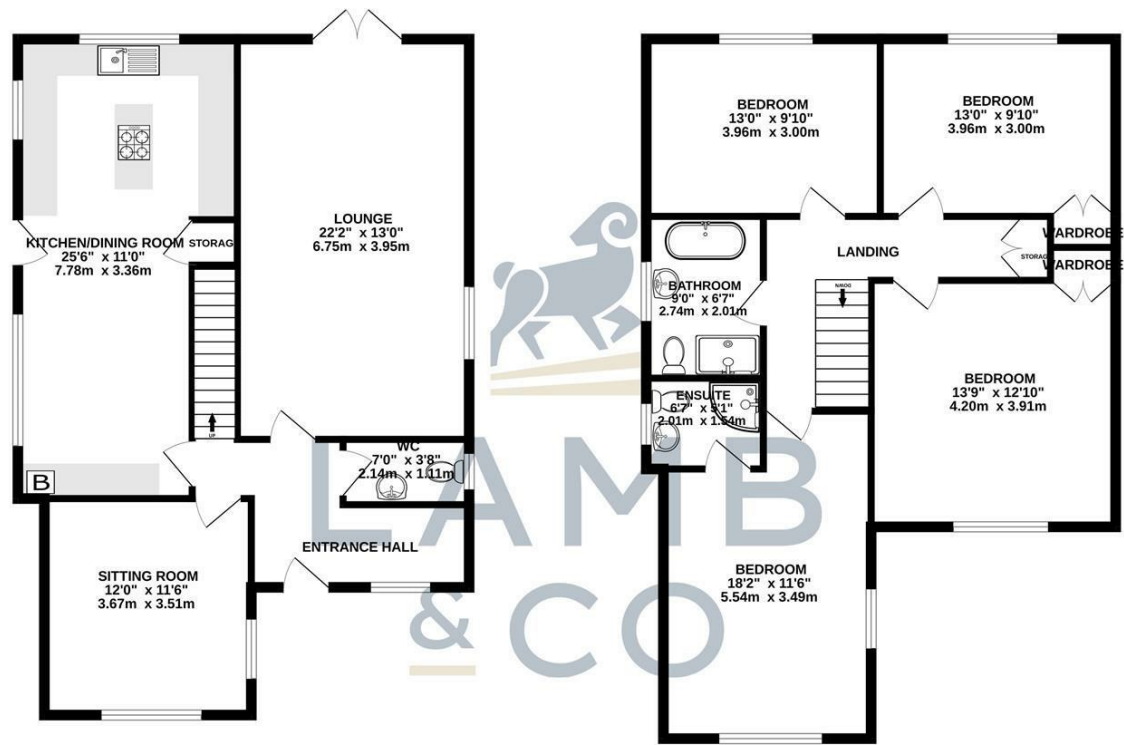
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.