



LAMB & CO

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Inspired by property, driven by passion.



POINT CLEAR ROAD, ST. OSYTH, CO16 8JA

PRICE £459,500

This beautifully presented three-bedroom detached bungalow has been fully renovated to an exceptional standard, offering a home that feels brand new. Set back from the road with a generous frontage, it enjoys both privacy and ample parking. Inside, the property is light and bright throughout, with a wonderfully spacious 23'7 lounge and a stylish kitchen/diner, perfect for family living and entertaining. Modern, welcoming, and move-in ready – this is a home designed for comfortable contemporary living. All works have been signed off by Building Control. Gas & electrical certificates will be provided for peace of mind.

- Three Bedrooms
- En Suite to Bedroom One
- Re-wired & New Central Heating System
- New kitchen with Integrated Appliances
- 23'7 Lounge
- Approx. 1,350 Sq Ft
- Garage
- EPC D



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

23'7 x 14'6 (7.19m x 4.42m)

KITCHEN/DINING ROOM

20'0 x 14'7 (6.10m x 4.45m)



BATHROOM

11'7 x 6'6 (3.53m x 1.98m)



BEDROOM ONE

16'3 x 12'5 (4.95m x 3.78m)



EN SUITE

9'0 x 4'0 (2.74m x 1.22m)



BEDROOM TWO

12'0 x 10'3 (3.66m x 3.12m)



BEDROOM THREE

12'7 x 8'7 (3.84m x 2.62m)



REAR GARDEN



REAR ASPECT



Material Information

Council Tax Band: D

Heating: Gas Ch via radiators

Services: mains

Broadband: ultrafast 1800mb

Mobile Coverage: O2= good; EE & Vodafone= likely

Construction: conventional

Restrictions: unknown

Rights & Easements: unknown

Flood Risk: very low

Additional Charges: none

Seller's Position: no onward chain

Garden Facing: North

Agents Note Sales

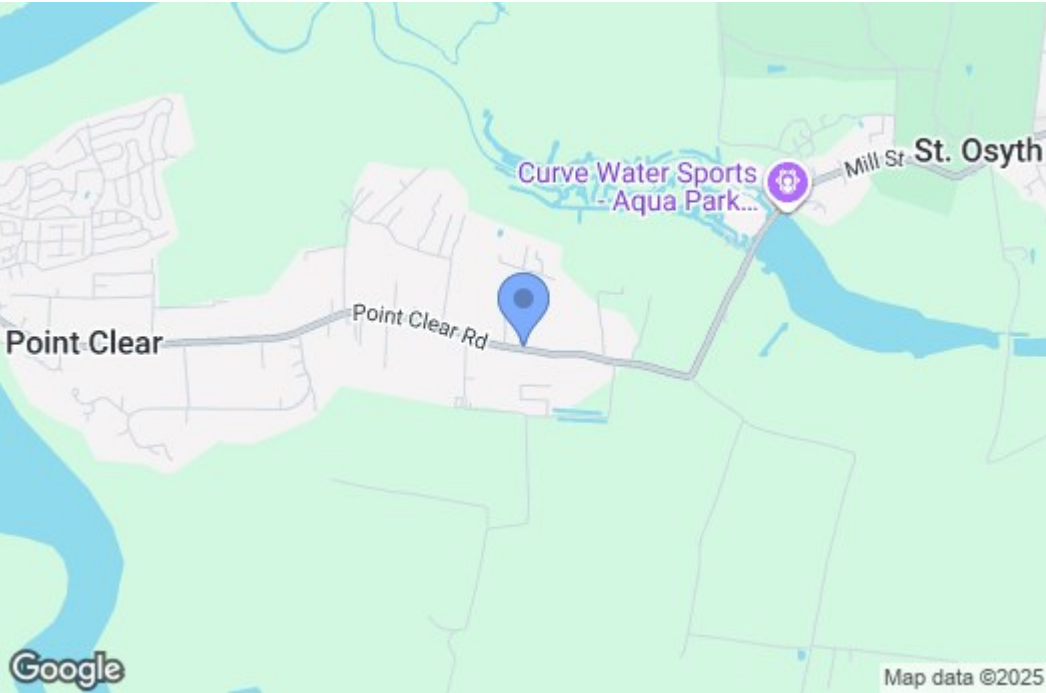
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

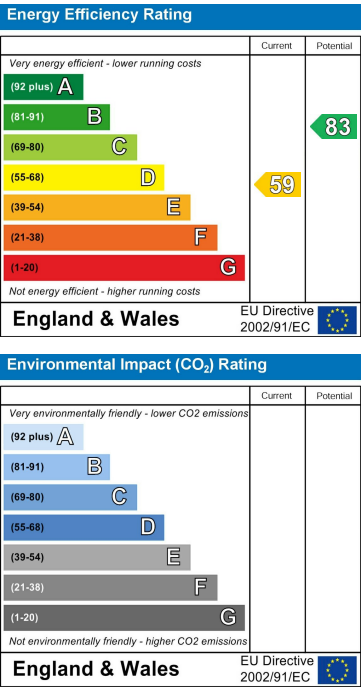
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

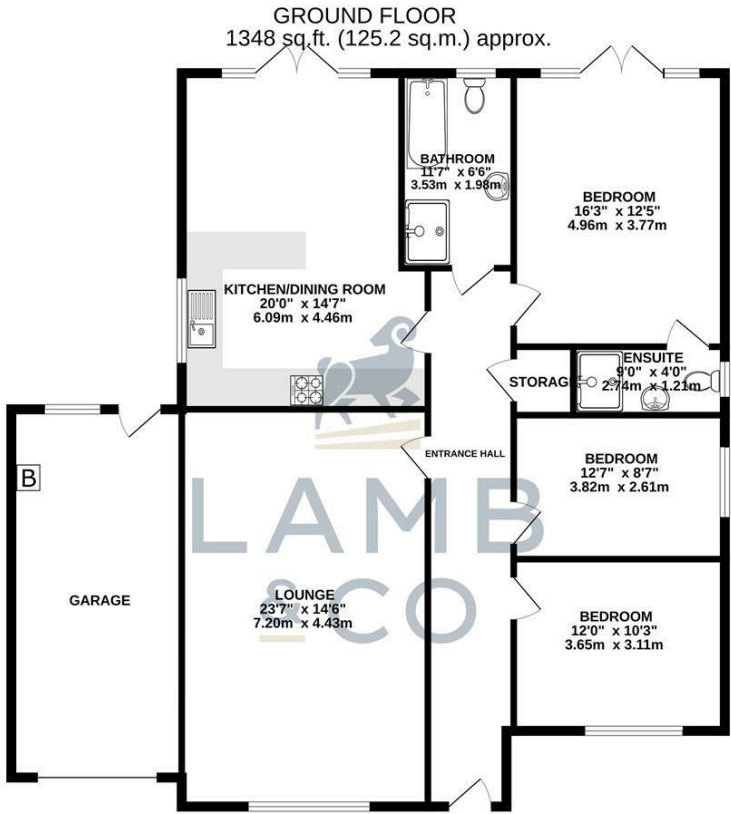
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1348sq.ft. (125.2 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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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