



LAMB & CO

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Inspired by property, driven by passion.



## JAMES GARDENS, ST. OSYTH, CO16 8QD

OFFERS IN EXCESS OF £400,000

This beautifully presented four/five-bedroom detached house in St. Osyth offers an exceptional blend of modern comfort and classic charm. Set in a desirable location, the property features spacious living areas, including a large, open-plan kitchen and dining room, perfect for family gatherings. The house is tastefully decorated throughout, with high-quality finishes and attention to detail in every room.

- Four/Five Bedrooms
- Immaculate Throughout
- Garage & Off Road Parking
- St Osyth
- Utility Room
- Cul-De-Sac
- EPC D

**ENTRANCE HALL****OFFICE/BEDROOM FIVE**

9'1"7'5" (2.77m 2.26m )

**W.C**

7'3" 3'00" (2.21m 0.91m )

**LOUNGE**

16'00"11'9" (4.88m 3.58m )

**KITCHEN/BREAKFAST ROOM**

21'3" 12'1" (6.48m 3.68m)

**UTILITY ROOM**

7'00" 4'10" (2.13m 1.47m)

**DINING ROOM**

14'2" 8'3" (4.32m 2.51m)

**BEDROOM FOUR**

10'9" 6'9" (3.28m 2.06m)

**BEDROOM THREE**

10'9" 9'00" (3.28m 2.74m)

**BEDROOM ONE**

13'7" 13'5" (4.14m 4.09m )

**BATHROOM**

9'8" 5'10" (2.95m 1.78m )

**BEDROOM TWO**

16'00" 9'00" (4.88m 2.74m )

**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: D

Heating: Gas

Services: Mains electricity, gas, water and drainage

Broadband: Superfast

Mobile Coverage: EE, O2, Vodafone - Likely

Construction: Conventional

Restrictions: No

Rights &amp; Easements: No

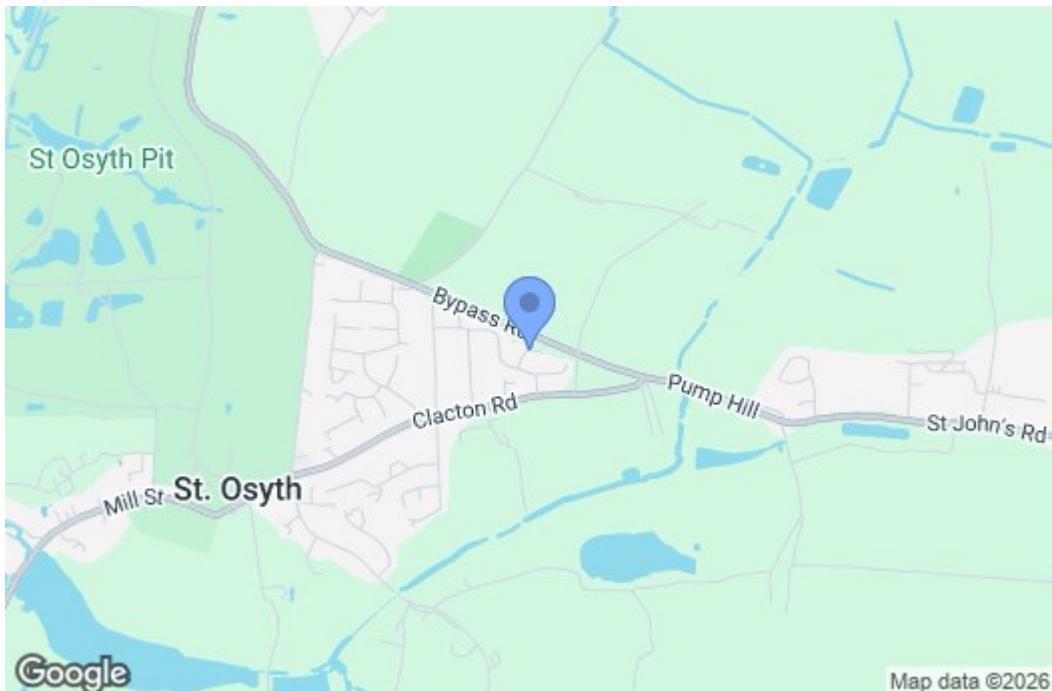
Flood Risk: Very Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: North

## Map

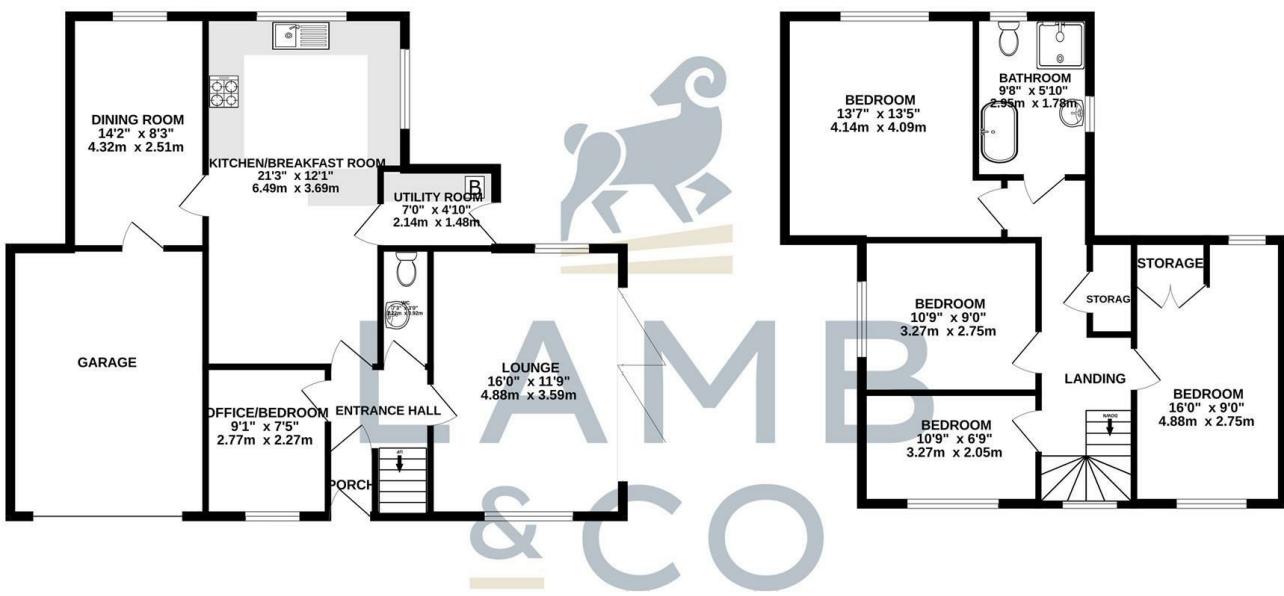


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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



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.