



Norman Close St. Osyth, CO16 8PN

Sheen's Estate Agents are pleased to offer for sale this EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW located in the historic village of St. Osyth. The property benefits from OPEN PLAN LIVING and is situated within a quarter of a mile of local shopping amenities in St. Osyth with Clacton-on-Sea's town centre, sea front and mainline railway station approximately four miles away.

- Three Bedrooms
- 13'9 x 13'2 Lounge
- 14'5 x 10'2 Dining Room
- 11'2 x 9'7 Kitchen
- Four Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Approximately 45' Rear Garden
- Council Tax Band C
- EPC Rating D

Price £305,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to:

ENTRANCE HALLWAY

Loft access. Radiator. Door to:

LOUNGE

13'9 x 13'2

Feature fireplace with wooden surround and inset electric fire (not tested). Radiator. Open access to Dining Room.



DINING ROOM

14'5 into bay x 10'2

Radiator. Double glazed windows to sides and rear. Open access to Kitchen.



KITCHEN

11'2 x 9'7

Modern fitted kitchen suite. Comprises laminated rolled edge work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with extractor hood above (not tested). Space and plumbing for washing machine & dishwasher. Space for fridge & freezer. Selection of grey fronted wall units. Cupboards and drawers at both eye and floor level. Fully tiled. Double glazed window to rear. Double glazed UPVC French style doors leading to rear garden.



BEDROOM ONE

12'9 x 9'

Built in wardrobe with built in mirror fronted sliding doors. Radiator. Double glazed window to front.



BEDROOM TWO

11'6 x 11'

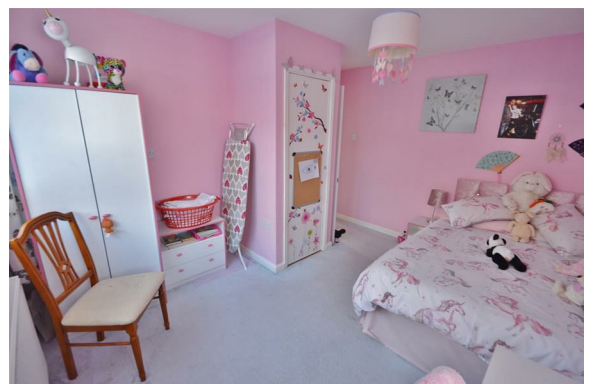
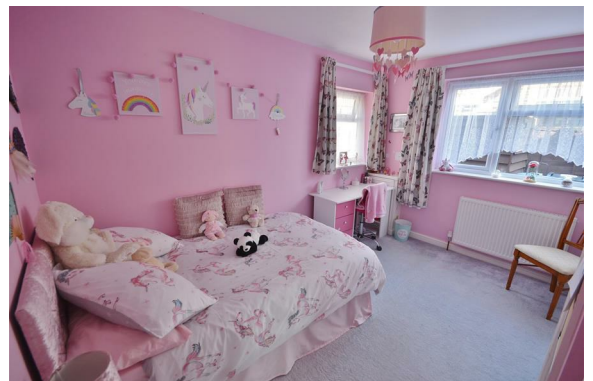
Radiator. Double glazed window to front.



BEDROOM THREE

12'5 x 10'4

Built in airing cupboard. Radiator. Double glazed windows to side and rear.



FOUR PIECE BATHROOM SUITE

Fitted with a four piece modern white bathroom suite. Comprises low level W.C. Pedestal wash hand basin. Panel bath. Independent shower cubicle with wall mounted shower. Fully tiled walls. Radiator. Double glazed window to side.



OUTSIDE - FRONT

Hardstanding area providing off street parking for numerous vehicles. Concrete patio paved pathway leading to front entrance door. Remainder laid to lawn. Wooden gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Landscaped garden. Mainly patio paved with remainder laid to lawn. Enclosed by panel fencing. Borders lined with with flower and shrubs. Brick built storage shed. Two additional wooden storage sheds. Garage (power and light connected) with up and over door with UPVC double glazed pedestrian access door from garden. Side pedestrian access to front.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

BA 0824

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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 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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Selling properties... not promises

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