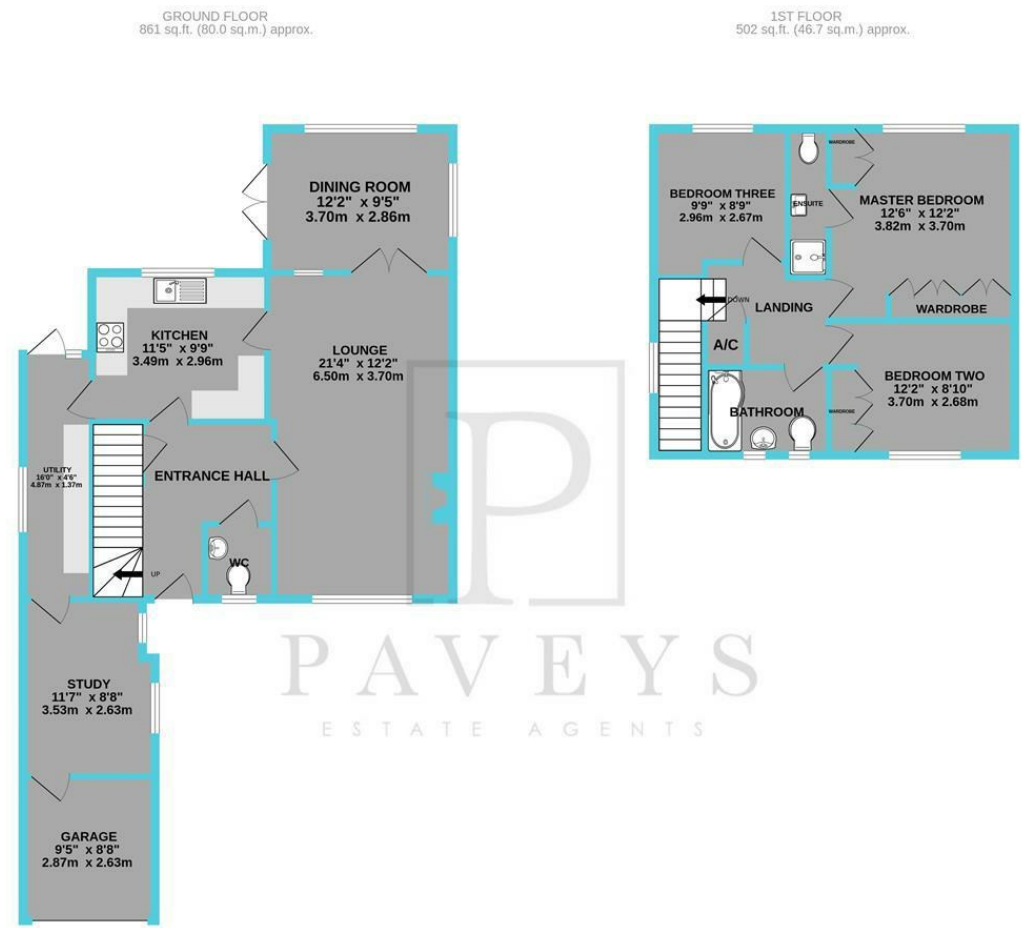




Old Walls, 22, Colchester Road  
St. Osyth, CO16 8HA

Price £485,000 Freehold

"Old Walls" is an ATTRACTIVE THREE BEDROOM DETACHED HOUSE located on the outskirts of St Osyth Park in the coastal village of St Osyth. This TURN KEY property is immaculately presented and beautifully maintained throughout and is ready to move straight into. Benefitting from a good size lounge, separate dining room, kitchen, utility room, study and cloakroom. On the first floor is the master bedroom with en suite shower room, two further bedrooms and bathroom. Outside is a private rear garden, large driveway providing ample parking which is retained by the "old walls" and access to the garage/storage room. St Osyth is a charming and historic medieval village steeped in history and home to the St Osyth Priory and Norman church which date back to 1118. The village has its own primary school, doctors surgery, local shops including a post office, recreation ground for cricket and football and watersports. An internal viewing is advised in order appreciate this fantastic property. Call Paveys to arrange an appointment to view.



PAVEYS  
ESTATE AGENTS

TOTAL FLOOR AREA: 1364 sq. ft. (126.7 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 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

#### ENTRANCE HALL

Wooden glazed entrance door to front aspect, Karndean flooring, coved ceiling, large under stairs storage cupboard, stair flight to First Floor, radiator.

#### CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to front, Karndean flooring, radiator.

#### LOUNGE 21'4" x 12'2" (6.50m x 3.71m)

Double glazed window to front, fitted carpet, coved ceiling, feature brick built fireplace and hearth, fitted bookshelf, glazed double doors to Dining Room, radiators.

#### DINING ROOM 12'2" x 9'5" (3.71m x 2.87m)

Double glazed windows to rear and side aspects, double glazed French doors to side, fitted carpet, coved ceiling, radiator.

#### KITCHEN 11'5" x 9'9" (3.48m x 2.97m)

Matching cream fronted over and under counter units, display cabinets, worktops, inset stainless steel sink and with mixer tap. Built in Neff oven, Neff ceramic hob, Neff chimney hood, integrated Kenwood dishwasher, integrated fridge. Double glazed window to rear overlooking the garden, vinyl flooring, coved ceiling, spot lights, tiled splashback, door to Utility Room, radiator.

#### UTILITY 16' x 4'6" (4.88m x 1.37m)

Matching cream fronted over and under counter units, worktop, space and plumbing for washing machine, space for tumble dryer, cupboard housing oil boiler for central heating (not tested by agent). Double glazed door to rear, double glazed door to side, vinyl flooring, coved ceiling.

#### STUDY 11'7" x 8'8" (3.53m x 2.64m)

Two double glazed windows to side, laminate flooring, coved ceiling, door to integral Garage, radiator.

#### GARAGE (not full size) 9'5" x 8'8" (2.87m x 2.64m)

Up and over door, power and light connected, door to Study.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to side, built in airing cupboard housing hot water tank, fitted carpet, loft access.

##### MASTER BEDROOM 12'6" x 12'2" (3.81m x 3.71m)

Double glazed window to rear, fitted carpet, coved ceiling, feature panel wall, built in fitted wardrobes, door to En Suite, radiator.

#### EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, wash hand basin and enclosed shower cubicle with rainwater shower head. Karndean flooring, part tiled walls, chrome heated towel rail.

#### BEDROOM TWO 12'2" x 8'10" (3.71m x 2.69m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobes, radiator.

#### BEDROOM THREE 9'9" x 8'9" (2.97m x 2.67m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

#### BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin, P shaped bath with shower and screen over. Two double glazed windows to front, tiled floor, underfloor heating, part tiled walls, chrome heated towel rail.

#### OUTSIDE FRONT

Cobbled block printed hardstanding providing off road parking for 4-5 vehicles, retaining wall, exterior light, gated access to rear.

#### OUTSIDE REAR

Private rear garden, lawn area bordered by mature plants and shrubs, gated access to front.

#### IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: To Be Confirmed  
The property is connected to electric, oil, mains water and sewerage.  
Agents notes: Gas is connected to the property (advised by vendor)

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.