



Roundup Dairy Farm Meadow, St. Osyth CLACTON-ON-SEA CO16 8JG

welcome to

Roundup Dairy Farm Meadow, St. Osyth CLACTON-ON-SEA

Four bedroom detached bungalow, with easy access to local shops, bus routes and within close proximity to St Osyth Creek and Point Clear Bay.





Entrance Hall

Living Room

16' 5" x 11' 4" (5.00m x 3.45m)

Kitchen/Dining Room

24' 6" x 16' 5" (7.47m x 5.00m)

Utility Room

8' 1" x 6' 5" (2.46m x 1.96m)

Conservatory

9' 11" x 5' 6" (3.02m x 1.68m)

Bedroom 1

12' 3" x 10' 11" (3.73m x 3.33m)

Bedroom 2

9' 8" x 7' 6" (2.95m x 2.29m)

Bedroom 3

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom 4

10' x 7' 7" (3.05m x 2.31m)

Bathroom

Front Garden

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Roundup Dairy Farm Meadow, St. Osyth CLACTON-ON-SEA

- Four Bedrooms
- Large Plot
- Wrap Around Garden
- Spacious Living
- Utility Room

Tenure: Freehold EPC Rating: E
Council Tax Band: B

directions to this property:

Take the Dairy farm Meadow turning follow the road all the way until you come to a Metal 5 bar gate go through this gate until you come to a walled property turn right there and Roundup is the first House on the Left.

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS310153



Property Ref:
CTS310153 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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