

Lee Wick Lane

St. Osyth

CO16 8ES

Offers in Excess of £350,000 Freehold

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk



- **FANTASTIC OPPORTUNITY FOR REDEVELOPMENT**
- **SEMI-DETACHED HOUSE WITH NO CHAIN**
- **TWO RECEPTION ROOMS**
- **THREE FIRST FLOOR BEDROOMS**
- **KITCHEN & UTILITY ROOM**
- **GROUND FLOOR SHOWER ROOM**
- **FIRST FLOOR FAMILY BATHROOM**
- **OFF STREET PARKING FOR NUMEROUS VEHICLES**
- **SET ON APPROX 1/3 ACRE (sts)**
- **RURAL LOCATION AND BACKING ON TO FIELDS**

**** FANTASTIC OPPORTUNITY FOR REDEVELOPMENT ****

Situated in the heart of the countryside, with views to the Estuary and fields alike, we are delighted to present to you this semi-detached house which is waiting to be returned to its former glory for a family to enjoy. The house features a comfortable layout with two reception rooms. The first reception room is an open-plan design with access to the garden, perfect for entertaining guests or enjoying a quiet evening in. The second reception room is an old fashioned "snug" complete with a charming fireplace and wood panelling to the walls, creating a warm and welcoming atmosphere. The kitchen is located in the centre of the house with access to the garden via a "boot room" which is ideal for those wet and muddy days with wet and muddy boots!! There is a utility room, a shower room and a cloakroom which complete the ground floor.

Up the stairs to the first floor there are three bedrooms, the principal bedroom is a double with a built-in wardrobe and exposed brick feature fireplace, the second, also a double, features a "loft" area where children of various generations have slept and played in their own little "den" and the third is a single. To complete the first floor there is a family bathroom. Outside there is off road parking for a number of vehicles to the side, the garden area is bordered by mature trees and shrubs making this a private retreat. you will find a workshop/garage/storage area which has the possibility of being transformed into whatever you require, this is accompanied by a wooden summer house nestled in the trees. At the bottom of the garden the outlook is over fields and manéges with horses and ponies alike.

The whole property covers approximately 1/3 acre (sts). This unique opportunity is for those who are not afraid of a renovation project and have a vision of creating a beautiful family home. The potential this property holds is immense and should not be overlooked.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wood entrance door, wood flooring, stairs leading to first floor landing.

DRAWING ROOM

12' 7" x 11' 8" (3.83m x 3.55m)

Window to front aspect, wood flooring, spot lights, storage cupboard, exposed brick fireplace, wood panelled walls.

LOUNGE/DINER

23' 6" x 12' 11" narrowing to 8' 1" (7.16m x 3.93m narrowing to 2.46m)

Window to front aspect, two sets of French doors leading to rear garden, spot lights, two radiators, exposed brick feature fireplace.

KITCHEN

12' 11" x 10' 9" (3.93m x 3.27m)

Windows to side and rear aspects, door to boot room, brick flooring, spot lights, radiator. Range of wall and base units, 1½ bowl stainless steel sink/drainer, space for dishwasher and cooker.

BOOT ROOM

4' 7" x 4' 4" (1.40m x 1.32m)

Door to garden, concrete floor, oil boiler.

UTILITY ROOM

5' 6" x 2' 6" (1.68m x 0.76m)

Concrete floor, wall mounted light, space for washing machine, freezer.



CLOAKROOM

5' 3" x 2' 6" (1.60m x 0.76m)

Roof light, low level WC and wall mounted hand basin.

SHOWER ROOM

5' 0" x 2' 5" (1.52m x 0.74m)

Window to rear aspect, concrete floor, spot lights, radiator. Shower cubicle, wall mounted hand basin, part tiled walls.

FIRST FLOOR LANDING

Doors to:

PRINCIPAL BEDROOM

12' 11" x 10' 6" (3.93m x 3.20m)

Window to front aspect, carpet flooring, wall mounted lights, radiator. Built in wardrobe, exposed brick feature fireplace.

BEDROOM TWO

13' 0" x 10' 10" (3.96m x 3.30m)

Windows to side and rear aspects, carpet flooring, wall mounted lights, radiator. Upper level with metal ladder access.

BEDROOM THREE

8' 3" x 6' 2" (2.51m x 1.88m)

Window to front aspect, carpet flooring, spot light, radiator, loft access hatch.

FAMILY BATHROOM

6' 3" x 5' 8" (1.90m x 1.73m)

Window to rear aspect, wood floor, spot light, radiator. Panelled bath, low level WC and pedestal wash hand basin, partially tiled walls.

EXTERIOR

Situated on approx 1/3 acre (sts) with mature trees and shrubs abound, views to open fields, paddocks and manéges, workshop/storage and a summer house, off road parking and winding paths through the trees on the lawn, fantastic for budding gardeners to create or families to play.

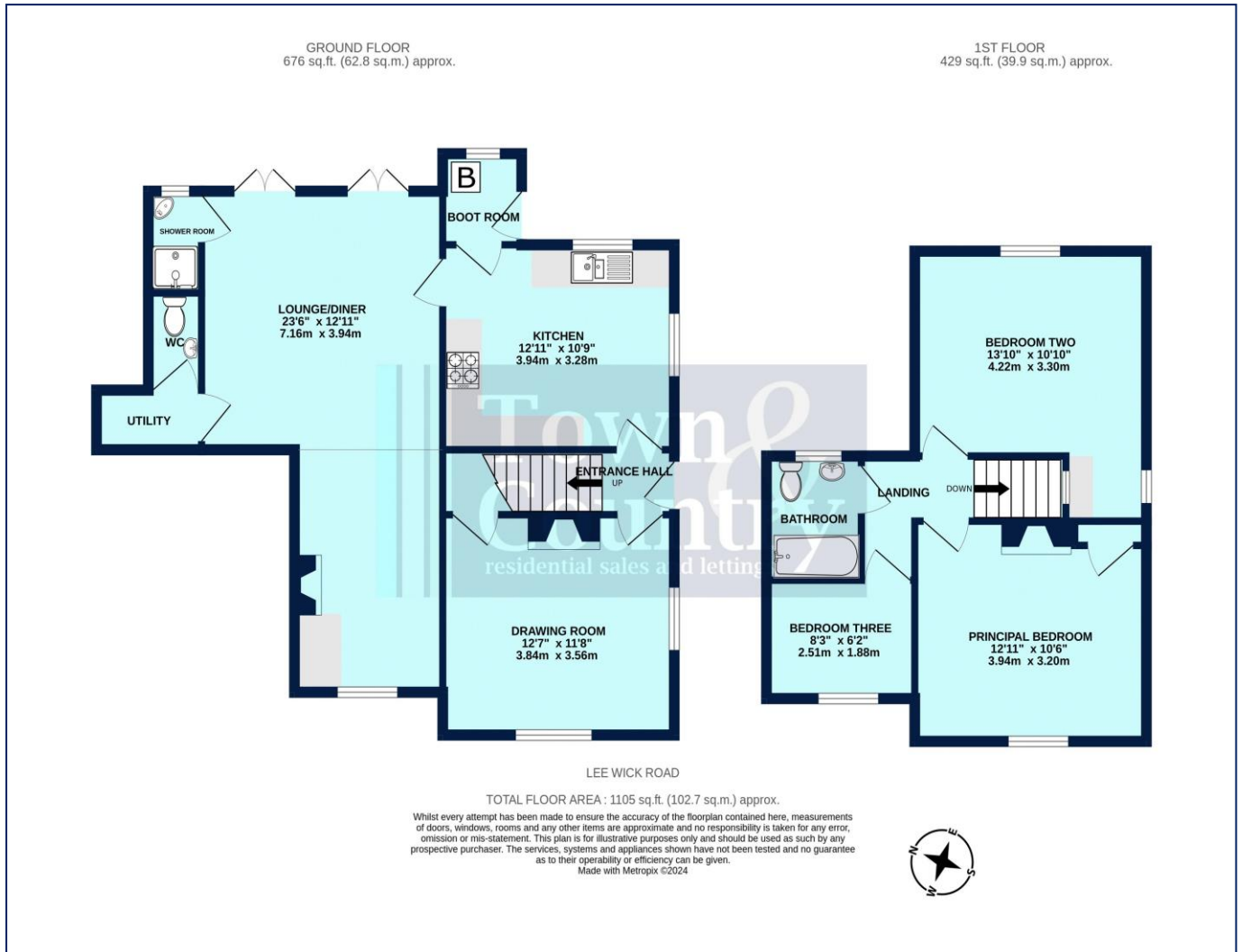












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's