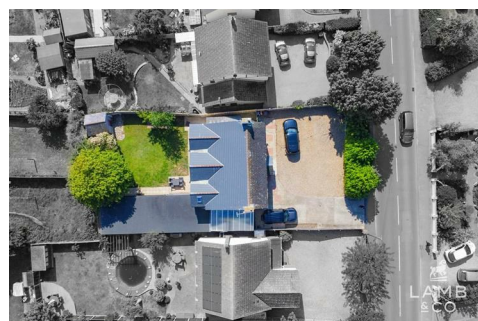




LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



CLACTON ROAD, ST. OSYTH, CO16 8PG

GUIDE PRICE £575,000

Guide Price £575,000-£600,000 Located in the heart of the historic village of St Osyth, this beautifully presented, detached family home comprising 1922 Sq Ft of accommodation with a generous driveway, garage/outbuilding and South facing garden. The property blends character features with modern comforts perfectly and boasts multiple reception areas plus utility room and separate laundry.

- Four Bedrooms
- Four Reception Areas
- Beautifully Presented
- Central Village Location
- 1,922 Sq Ft
- EPC TBC
- South Facing Garden
- Off-Road Parking, Car Port and Garage (converted)

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

14' x 13' (4.27m x 3.96m)

SITTING ROOM

13'7 x 13'3 (4.14m x 4.04m)

SNUG

9'4 x 8'7 (2.84m x 2.62m)

DINING ROOM

12'5 x 9'6 (3.78m x 2.90m)

UTILITY ROOM

13' x 5'4 (3.96m x 1.63m)

KITCHEN

16' x 9'9 (4.88m x 2.97m)

LAUNDRY

8'8 x 4' (2.64m x 1.22m)

WC

4'5 x 4' (1.35m x 1.22m)

FIRST FLOOR

LANDING

MASTER BEDROOM

13'7 x 13'4 (4.14m x 4.06m)

EN-SUITE

6'5 x 6' (1.96m x 1.83m)

BEDROOM TWO

13' x 12'6 (3.96m x 3.81m)

BEDROOM THREE

13'6 x 12' (4.11m x 3.66m)

BEDROOM FOUR

16' x 9'4 (4.88m x 2.84m)

FAMILY BATHROOM

16' max x 8'7 (4.88m max x 2.62m)

OUTSIDE

FRONT

REAR

GARAGE/OUTBUILDING

Converted to a gym with separate store room/workshop.

AERIAL

Material Information

Council Tax Band: E* *Please note there is an Improvement Indicator on this property

Heating: Gas central heating

Services: Mains electricity, gas, water & sewer

Broadband: Superfast up to 80mbps

Mobile Coverage: EE: Good outdoor and in-home |

O2: Good outdoor | Three: Good outdoor |

Vodafone: Good outdoor

Construction: Part brick/part timber framed under a pitched, tiled roof

Restrictions: None known

Rights & Easements: None known

Flood Risk: Surface water: Very low | Rivers & Sea: Very low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: South

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

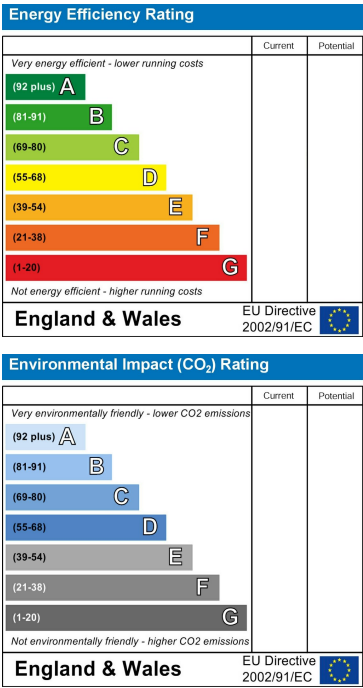
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



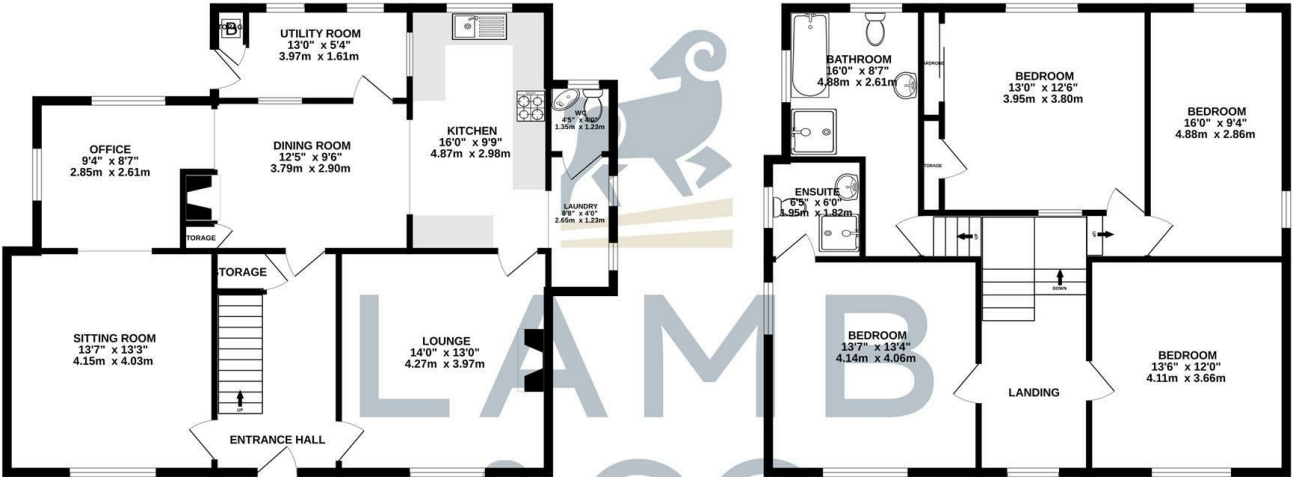
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1922 sq.ft. (178.5 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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