



Spring Road, St Osyth, CO16 8RP

Clacton-on-sea

£240,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 3

Blake & Thickbroom are delighted to be offering for sale this charming Grade 2 listed home dating back to the 1400s set in the heart of St Osyth Village. The property is rich in period character and offers three bedrooms, study space and three versatile reception rooms providing flexible living accommodation, retaining many historic features and a warm traditional feel. This unique home blends century's old charm with practical family living in a sought after village setting. Call our Offices to arrange a viewing.

FIRST FLOOR: BEDROOM ONE: 4.22m x 2.92m (13'10 x 9'7)

BEDROOM TWO: 3.07m x 3.02m (10'1 x 9'11)

BEDROOM THREE: 2.95m x 2.36m (9'8 x 7'9)

STUDY AREA: 1.96m x 1.55m (6'5 x 5'1)

BATHROOM: 2.79m x 2.11m (9'2 x 6'11)

FIRST FLOOR LANDING: Doors to all rooms. Stairflight to ground floor.

LOUNGE: 4.24m x 3m (13'11 x 9'10)

DINING AREA: 5.36m x 4.11m (17'7 x 13'6)

SITTING ROOM: 3.4m x 2.9m (11'2 x 9'6)

KITCHEN: 4.39m x 2.59m (14'5 x 8'6)

OUTSIDE: Two wooden entrance doors leading to cottage. Courtyard style rear garden benefits from a Westerly facing aspect whilst mostly being decked. Seating area adjacent to the cottage. Two wooden storage sheds, both with power and light connected (7'8 x 5'8 and 7' x 4'10). Service door to Utility Room.

UTILITY ROOM: 2.08m x 1.14m (6'10 x 3'9)

Material information for this property.

Tenure is Freehold. Council Tax Band C. EPC Rating N/A.

Services Connected.

Electricity - Yes. Gas - Not mains, served by LPG bottles. Water- Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes.

Any additional property charges - No.

Non standard properties features to note - Yes. This property is Grade 2 listed.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an **ADMIN CHARGE** of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.





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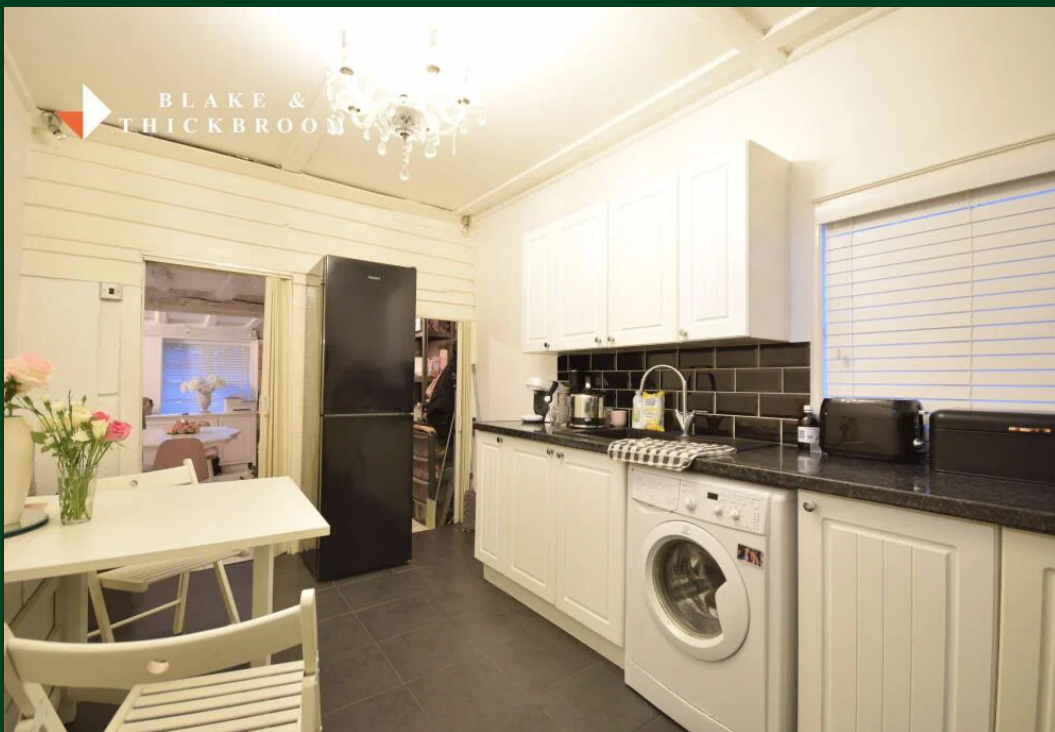


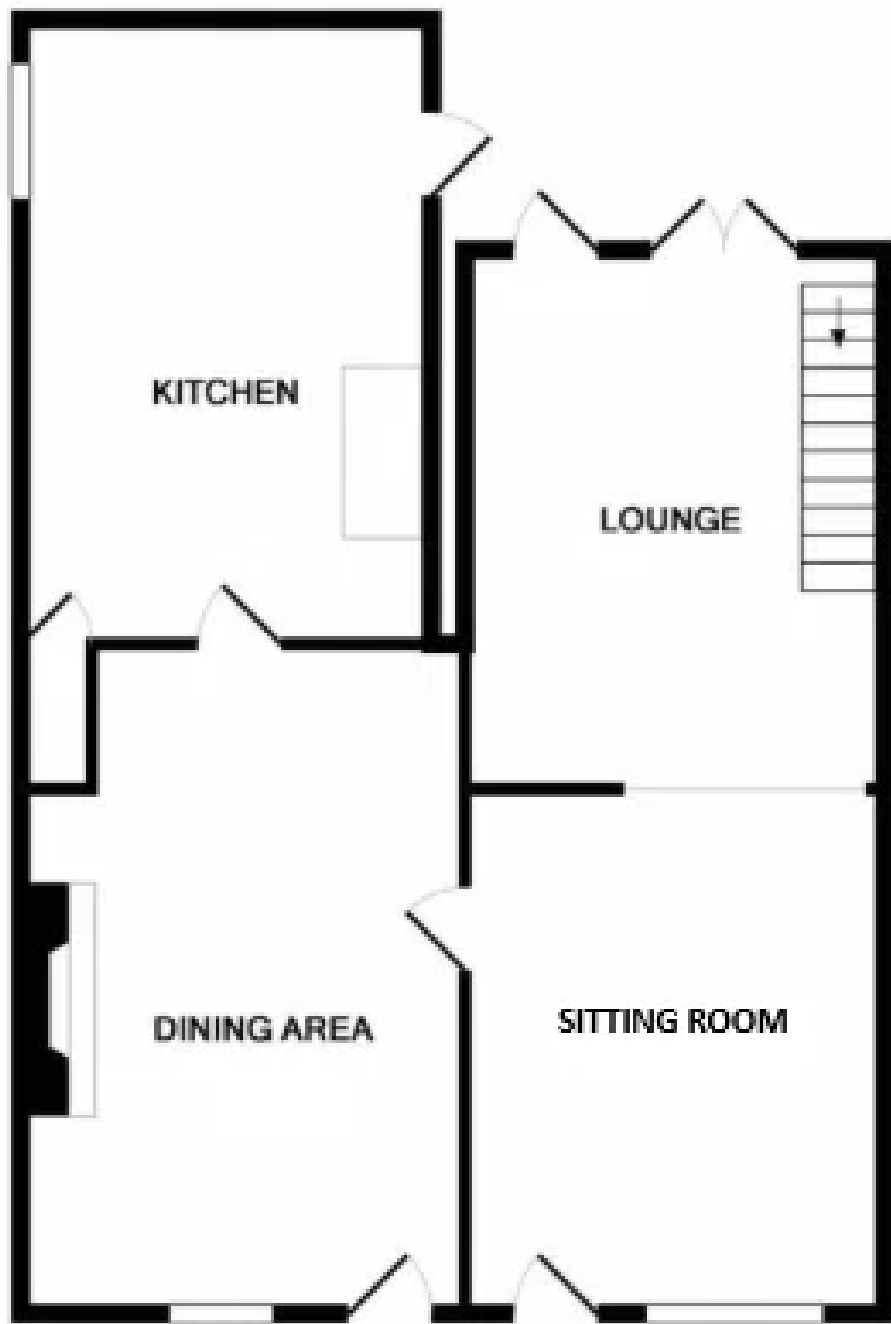
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GROUND FLOOR



1ST FLOOR