



LAMB & CO

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Inspired by property, driven by passion.



## LONGFIELDS, ST. OSYTH, CO16 8QN

GUIDE PRICE £300,000

\*\*\* Guide price £300,000 - £325,000 \*\*\* Located in the charming village of St Osyth, this well-presented three-bedroom detached bungalow offers spacious and versatile living. The property features a bright and airy lounge, a modern kitchen, and three generously sized bedrooms, along with a well-appointed family bathroom. Externally, the home benefits from a private rear garden, a driveway providing ample off-road parking, and a garage. Situated close to local amenities, countryside walks, and transport links, this fantastic bungalow is ideal for those seeking a peaceful yet convenient lifestyle.

- Three Bedrooms
- No Onward Chain
- St Osyth Village
- Kitchen/Breakfast Room
- Garage & Off Road Parking
- EPC - D

## ENTRANCE HALL



## BEDROOM ONE

12'00" 11'00" (3.66m 3.35m)



## BEDROOM THREE

9'00" 8'5" (2.74m 2.57m )



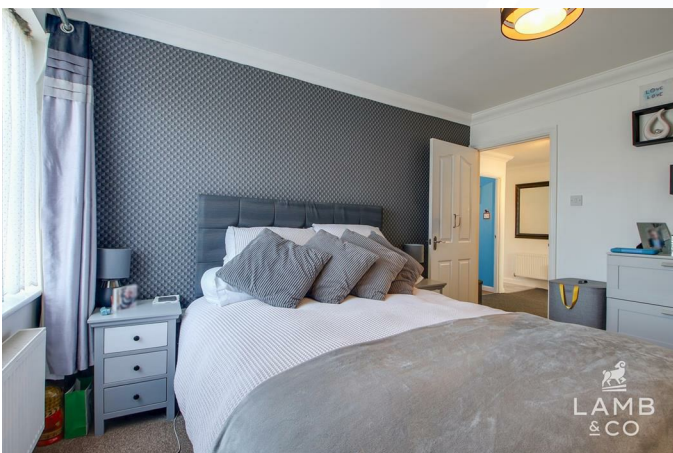
## BATHROOM

9'6" 6'1" (2.90m 1.85m)



## BEDROOM TWO

12'3" 9'8" (3.73m 2.95m )



## KITCHEN/BREAKFAST ROOM

16'8" 12'00" (5.08m 3.66m )



## LOUNGE

16'8" 11'6" (5.08m 3.51m )



## 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.

## OUTSIDE



## Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: EE - Likely, Vodaphone, O2, Three -Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: East

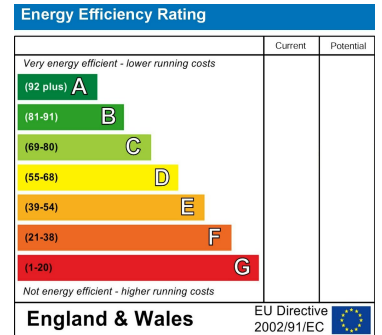
## OUTSIDE REAR



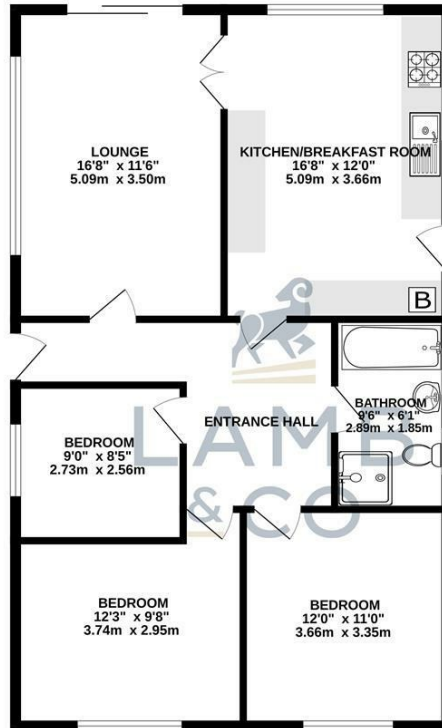
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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 is given as to their operability or efficiency can be given.  
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