

Kincaid Road, St. Osyth, Essex, CO16 8QX

£325,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Blake & Thickbroom are delighted to be offering for sale this excellent opportunity to acquire this appealing detached bungalow, occupying a desirable cul-de-sac position and offered for sale with NO ONWARD CHAIN! Boasting versatile accommodation, well-proportioned reception space and a sought-after south-facing garden, this property presents an ideal opportunity for those seeking a comfortable home with excellent potential.

The accommodation is centered around a generous lounge, providing an inviting environment for relaxation and entertaining, complemented by a well-appointed kitchen. A particularly attractive feature is the conservatory, creating a versatile additional reception space overlooking the garden and offering an ideal setting in which to enjoy the natural light throughout the year.

Externally, the property benefits from a block paved driveway incorporating a car port, providing convenient off-road parking. The south-facing garden further enhances the appeal, offering a wonderful outdoor space in which to relax, entertain and make the most of the sunshine.

The location is equally appealing, with local bus routes and shopping facilities within walking distance, alongside the historic surroundings of St Osyth Priory, making this an attractive proposition for those seeking convenience within an established residential setting.

Entrance Hall - Loft Access Leading To Loft Room!

Bedroom One - 4.19m x 3.1m (13'9" x 10'2")

Ensuite / Wet Room - 3.35m x 1.65m (11'0" x 5'5")

Bedroom Two - 3.56m x 3.02m (11'8" x 9'11")

Office Room - 3.15m x 2.84m (10'4" x 9'4")

Garage Space - 2.9m x 1.93m (9'6" x 6'4")

Kitchen - 4.47m x 2.79m (14'8" x 9'2")

Lounge - 5.26m x 3.96m (17'3" x 13'0")

Conservatory - 4.24m x 3.25m (13'11" x 10'8")

Garden - South Facing Garden.

Tenure: Freehold

Property Type: Detached Bungalow

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- TWO BEDROOM DETACHED BUNGALOW!
- 14'8 x 9'2 KITCHEN!
- 17'3 x 13'0 LOUNGE!
- 13'11 x 10'8 CONSERVATORY!
- BLOCK PAVED DRIVEWAY WITH CAR PORT!
- CUL-DE-SAC LOCATION!
- SOUTH FACING GARDEN!
- WALKING DISTANCE TO BUS ROUTES, SHOPPING AREAS & ST OSYTH PRIORY!

Material information for this property.
Tenure is Freehold.
Council Tax Band - C.
EPC Rating - TBC.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard properties features to note - None.

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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GROUND FLOOR



KINCAID ROAD, ST OSYTH , ESSEX, CO16 8QX

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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