



LAMB & CO

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Inspired by property, driven by passion.



POINT CLEAR ROAD, ST. OSYTH, CO16 8JL

OFFERS IN EXCESS OF £550,000

Positioned on an impressive 0.7 acre plot in the coastal village of Point Clear, this beautifully presented bungalow boasts spacious reception rooms and tasteful decor. The family room overlooks the generous garden and leads to the pristine kitchen, offering the perfect space for entertaining. The property is set back from the road, providing a sizeable driveway with ample parking leading to the detached double garage. Sold with no onward chain.

- Three Bedrooms
- Off-Road Parking & Garage
- No Onward Chain
- Two Reception Rooms
- 0.7 Acre Plot
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

23'10 x 14'6 (7.26m x 4.42m)



FAMILY ROOM/DINING AREA

25'4 x 12'4 (7.72m x 3.76m)



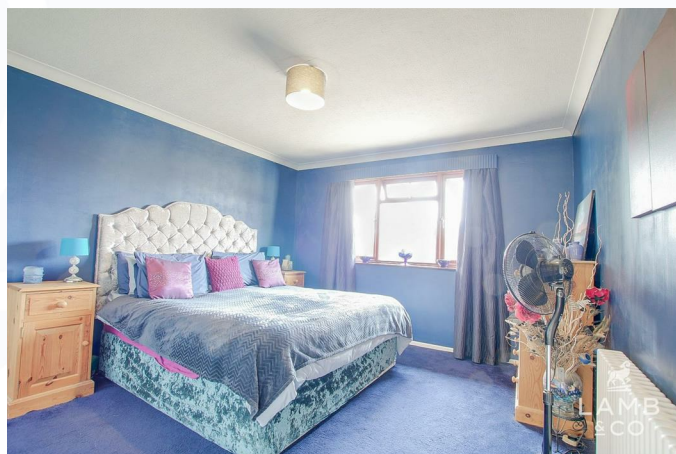
KITCHEN

14'9 x 13'6 (4.50m x 4.11m)



BEDROOM ONE

12'11 x 11'11 (3.94m x 3.63m)



BEDROOM THREE

12'8 x 7'7 (3.86m x 2.31m)



BATHROOM

9'7 x 5'3 (2.92m x 1.60m)



BEDROOM TWO

13'9 x 12'9 (4.19m x 3.89m)



OUTSIDE

OUTSIDE REAR



GARAGE

27'3 x 16'3 (8.31m x 4.95m)

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.

Additional Information Clacton

Council Tax Band: E

Heating: Gas

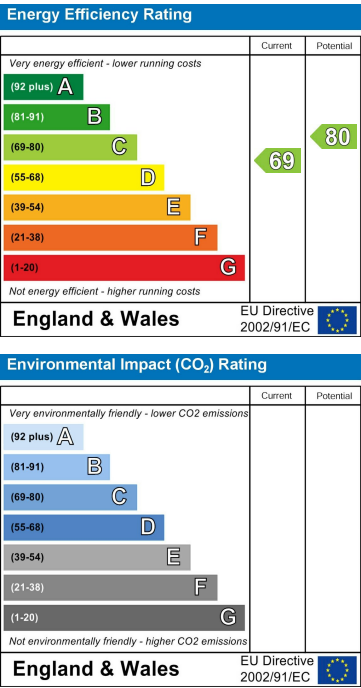
Seller's Position: No onward chain

Garden Facing: North

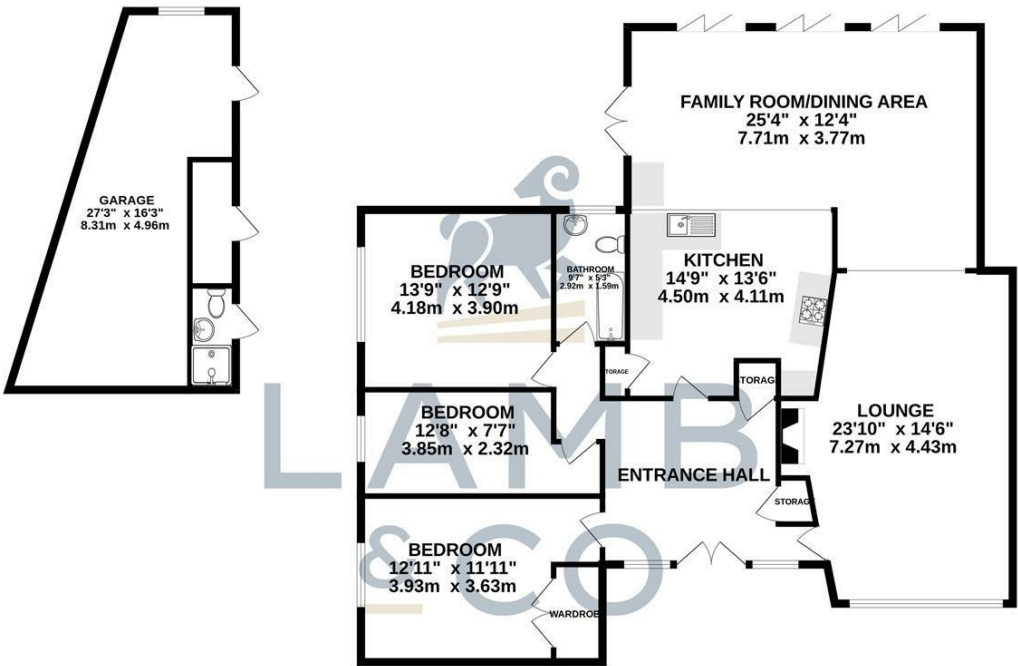
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 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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