



LAMB & CO

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Inspired by property, driven by passion.



## MANFIELD GARDENS, ST OSYTH, CO16 8QA

PRICE £210,000

A beautifully presented and modernised two-bedroom semi-detached bungalow in the picturesque village of St. Osyth. The property includes two well-sized bedrooms, gas central heating, and double glazing.

- Two Bedrooms
- Well Presented
- St Osyth Village
- Reasonably Priced
- Off Road Parking
- EPC - D

## LOUNGE

16'7" 11'00" (5.05m 3.35m)

## KITCHEN

11'9 x 7'2 (3.58m x 2.18m)

## BEDROOM TWO

12'00" 6'5" (3.66m 1.96m)

## BEDROOM ONE

12'00" 9'8" (3.66m 2.95m)

## BATHROOM

8'10" 6'3" (2.69m 1.91m)

## OUTSIDE

## OUTSIDE REAR

### 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 Info

Council Tax Band: C

Heating: Gas

Services: Electricity, Gas & Water

Broadband: Superfast Fibre Broadband

Mobile Coverage: Three. 02. Vodaphone - Likely.

EE - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

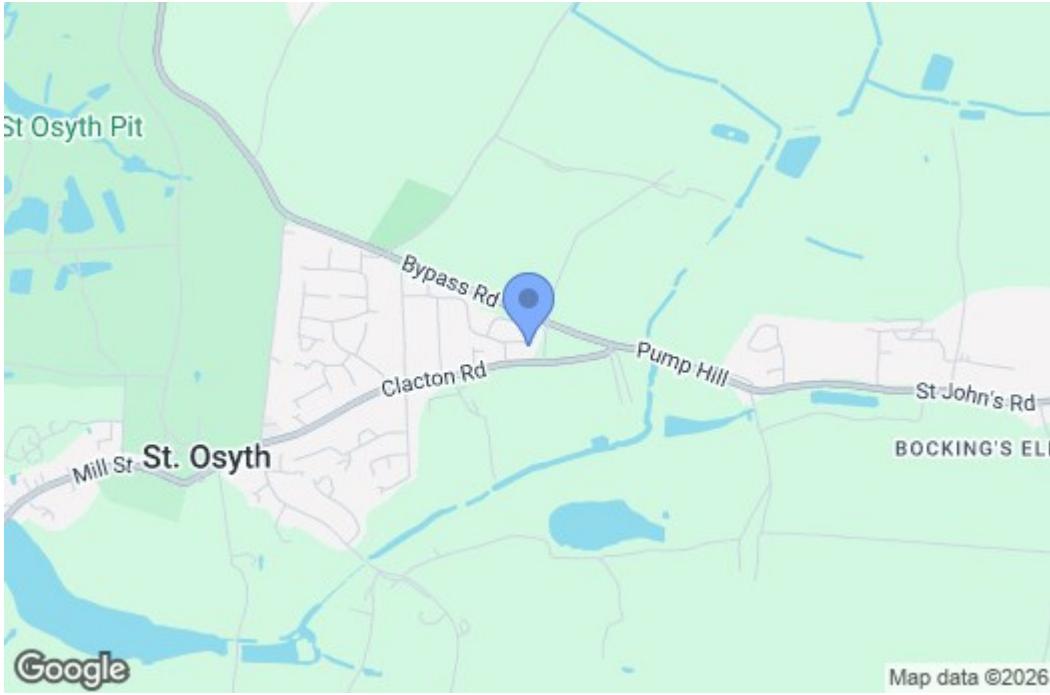
Flood Risk: No

Additional Charges: No

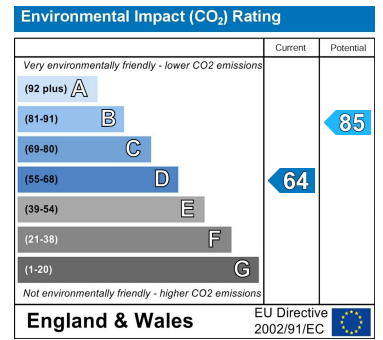
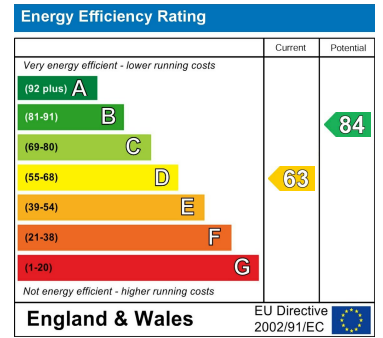
Seller's Position: Needs To Find

Garden Facing: West

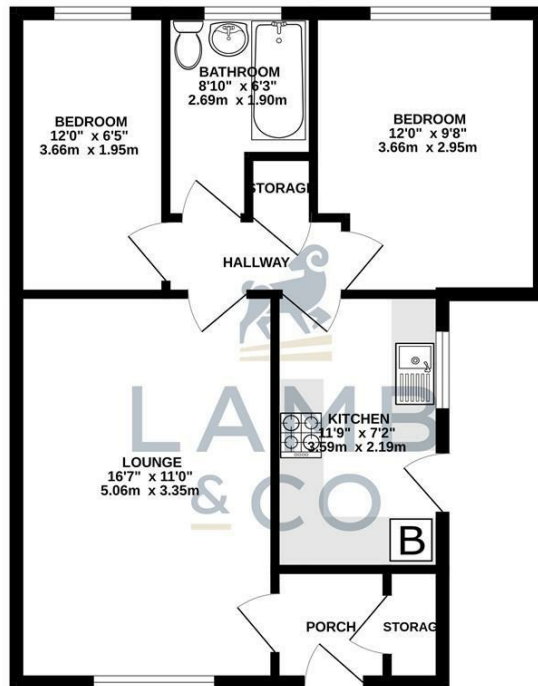
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 572 sq. ft. (53.2 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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