



LAMB & CO

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Inspired by property, driven by passion.



ST. CLAIRS ROAD, ST. OSYTH, CO16 8QJ

PRICE £325,000

An excellent opportunity to acquire this three/four bedroom detached bungalow located in this popular established road in the historic village of St Osyth. This deceptively spacious property has been adapted for specific family needs, therefore offering accommodation to suit a variety of situations presented to a modern day family. This includes a bedroom with a kitchenette, kitchen/sitting room (originally kitchen/diner) ground floor bathroom, en-suite and the addition of an attic room with another bathroom area. The rear garden is also a generous in size. An opportunity to view should be made to fully appreciate the layout of this home.

- Three/Four Bedrooms
- St Osyth Village
- Attic Room
- Off Road Parking
- Air Conditioning In Some Rooms
- EPC - E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM ONE

13'4" 9'00" (4.06m 2.74m)



BEDROOM TWO

16'8" 8'3" (5.08m 2.51m)



EN SUITE

6'7" 4'10" (2.01m 1.47m)

SHOWER ROOM

8'5" 5'11" (2.59m 1.81m)

BEDROOM 3

9'10" 9'00" (3.00m 2.74m)

EN-SUITE

6'7 x 4'10 (2.01m x 1.47m)

KITCHEN/DINER

21'5"12'6" (6.53m3.81m)



LIVING ROOM

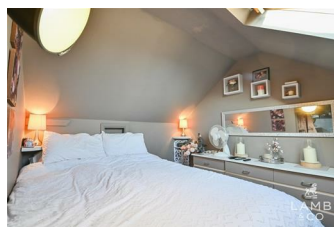
21'5" 11'3" (6.53m 3.43m)

CONSERVATORY

15'8" 9'10" (4.78m 3.00m)

ATTIC ROOM/BATHROOM

18'3" 9'4" (5.56m 2.84m)



OUTSIDE REAR

OUTSIDE

Agents Note Sales

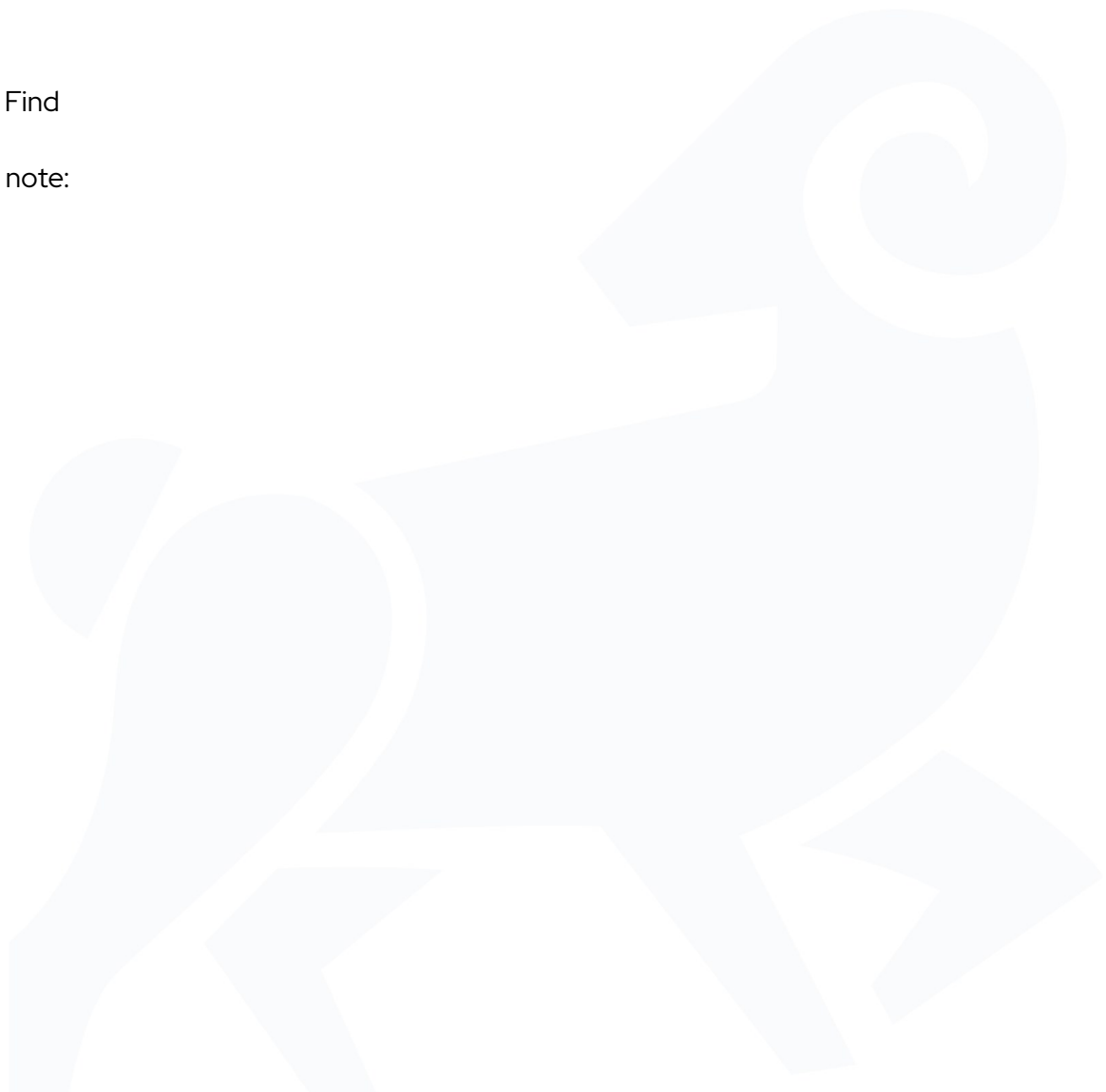
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

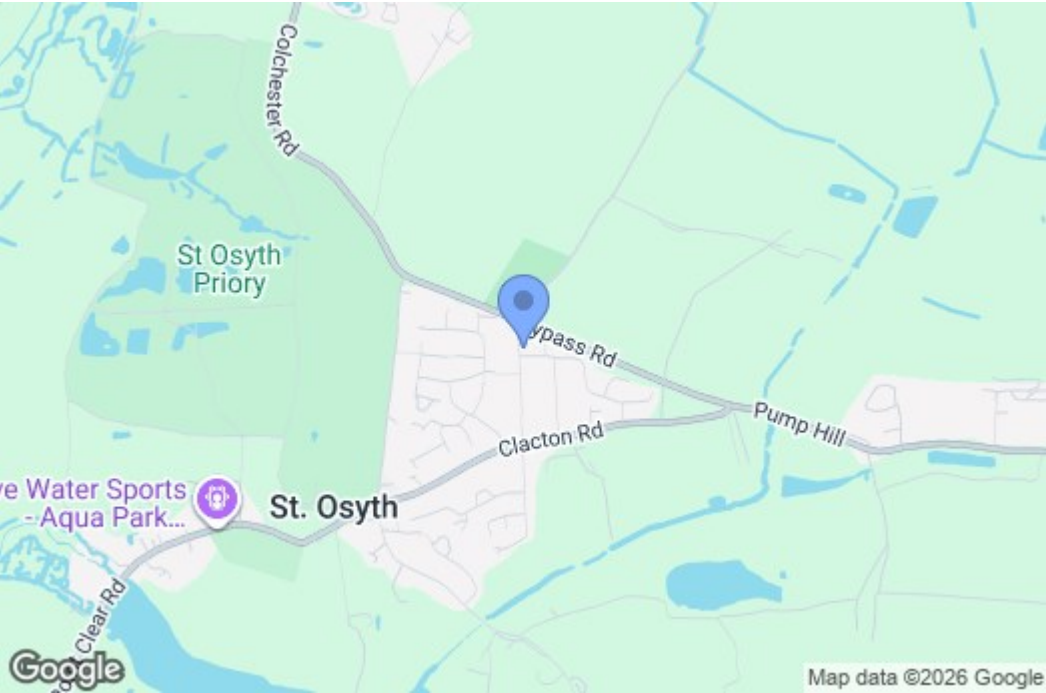
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

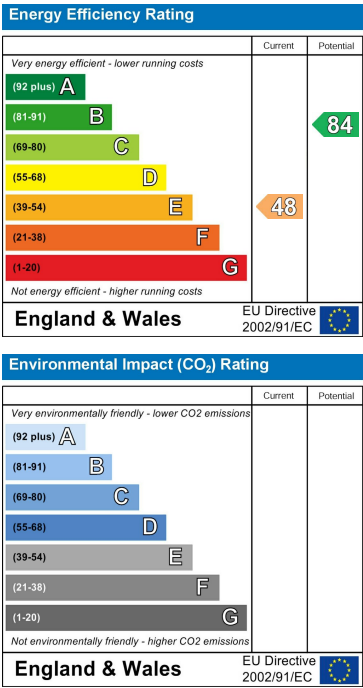
Council Tax Band: D
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing:
Non-Standard Features to note:



Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.