LAMB & CO

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Inspired by property, driven by passion.

BROADSTROOD, CLACTON-ON-SEA, CO16 8PZ

OFFERS IN THE REGION OF £225,000

well-presented two-bedroom semi-detached bungalow situated in the popular village of St Osyth. The property offers comfortable single-level living and would make an ideal home for those looking to enjoy a quieter village lifestyle. The accommodation comprises two bedrooms, a welcoming living area, a fitted kitchen and a bathroom, with the property also benefiting from outside space.

- Two Bedrooms
- Lounge/Diner
- No Onward Chain
- South Facing Garden
- St Osyth
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

11'00" 9'2" (3.35m 2.79m)

BEDROOM ONE

13'00" 11'3" (3.96m 3.43m)

BATHROOM

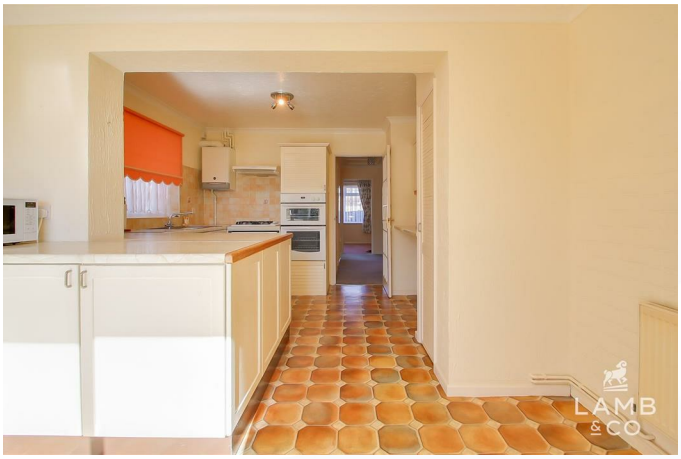
7'7" 6'2" (2.31m 1.88m)

LOUNGE/DINING ROOM

25'8" 11'2" (7.82m 3.40m)

KITCHEN/BREAKFAST ROOM

17'9" 11'4" (5.41m 3.45m)



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.

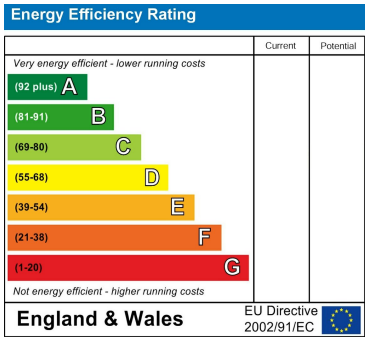
Material Information

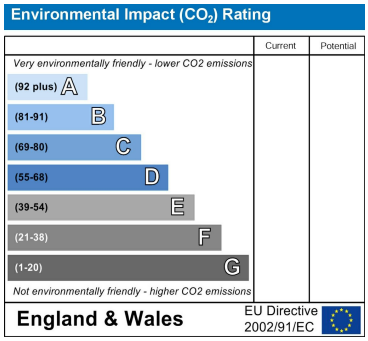
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good

Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: South
Non-Standard Features to note: No

Map

EPC Graphs





Floorplan

TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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