

 **BLAKE &
THICKBROOM**



Clacton Road, St Osyth, CO16 8PA
St Osyth

Offers in Excess of £180,000

This charming two-bedroom end-of-terrace cottage, situated in the heart of St Osyth village, offers well-presented living spaces with no onward chain. Its central location provides easy access to local amenities and offers a comfortable village lifestyle.

The ground floor features a bright **Lounge** (3.61m x 3.45m), leading to a practical **Kitchen** (2.87m x 2.44m) and a convenient **Utility Room** (1.5m x 1.24m).

Upstairs, you will find two comfortable bedrooms: **Bedroom One** (3.73m x 3.48m) and **Bedroom Two** (2.9m x 2.41m).

The property benefits from a large, south-facing rear garden. Located within walking distance of local shops and bus routes to Clacton's town centre, this home combines village charm with practical convenience. A video tour is available.

Lounge - 3.61m x 3.45m (11'10" x 11'4")

Kitchen - 2.87m x 2.44m (9'5" x 8'0")

Utility Room - 1.5m x 1.24m (4'11" x 4'1")

Bedroom One - 3.73m x 3.48m (12'3" x 11'5")

Bedroom Two - 2.9m x 2.41m (9'6" x 7'11")

Bathroom

Outside Space - Large South Facing Rear Garden

Material information for this property:

Tenure: Freehold. Council Tax Band: B. EPC: E.

Services connected:

Electricity: Mains

Gas: No

Water: Mains

Sewerage type: Mains

Telephone and Broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property features to note: Yes the neighboring cottage shares a side access through the rear garden.

Property Type: Cottage

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

- VIDEO TOUR AVAILABLE
- TWO BEDROOMS
- 11'10 x 11'4 LOUNGE
- 9'5 x 8' KITCHEN
- BATHROOM
- 4'11 UTILITY ROOM
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO LOCAL SHOPPING FACILITIES
- VIEWING RECOMMENDED
- NO ONWARD CHAIN

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.







