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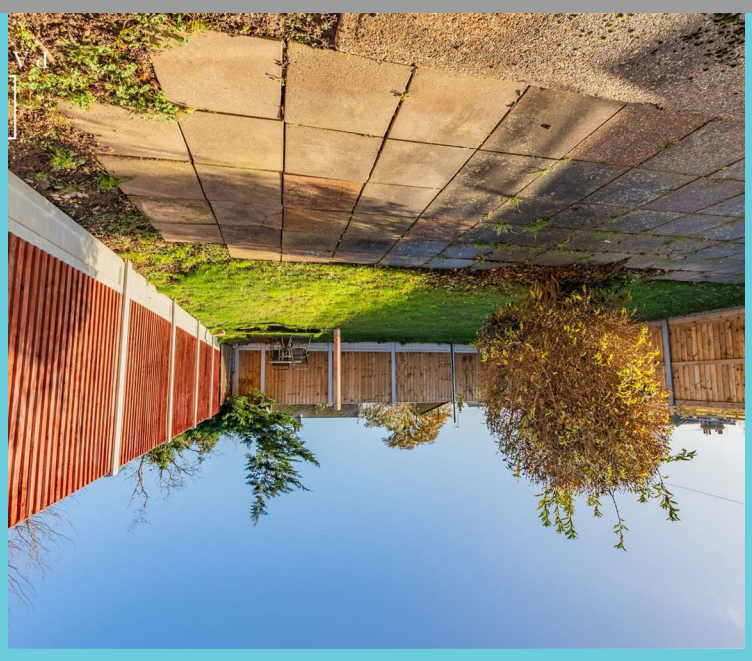
PAVEYS
ESTATE AGENTS



57, Manfield Gardens

St. Osyth, CO16 8QB

Price £214,500 Freehold

PAVEYS
ESTATE AGENTS

57, Manfield Gardens

St. Osyth, CO16 8QB

PAVEYS
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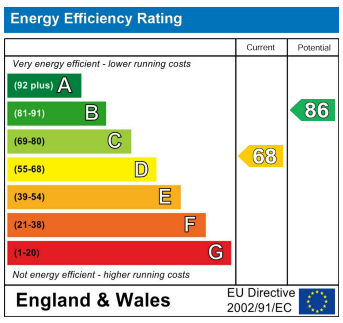
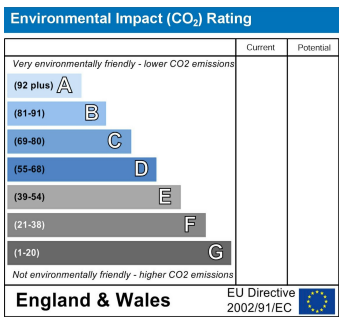
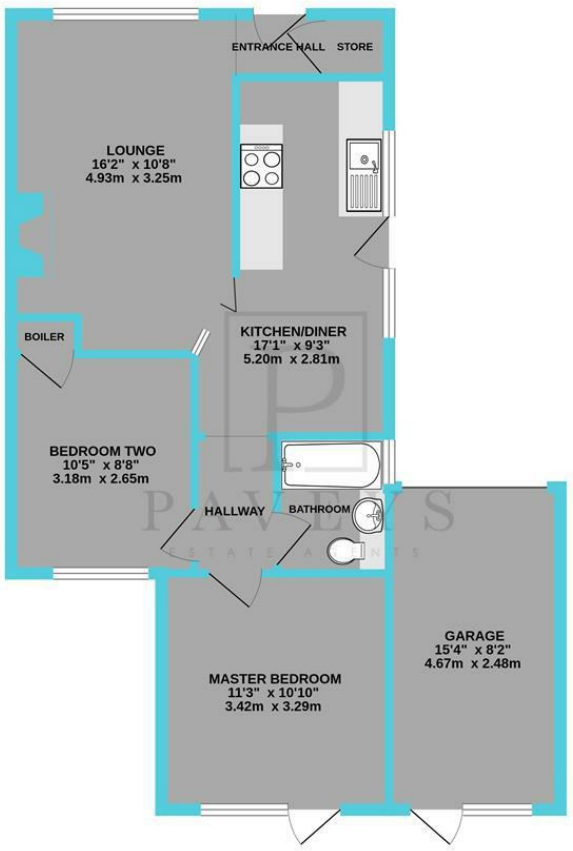
New to the market is this SEMI DETACHED BUNGALOW located in the coastal village of ST OSYTH with NO ONWARD CHAIN. This extended property does require some modernisation but is immaculate order both inside and out. Key features include a sunny lounge with large picture window, kitchen diner, two double bedrooms over looking the garden and bathroom. The secluded rear garden is laid to lawn with a patio area. The front garden is fully paved for ease of maintenance with a generous driveway leading to the carport and garage. St Osyth is a charming and historic medieval village steeped in history and home to the St Osyth Priory and Norman church which date back to 1118. The village has its own primary school, doctors surgery, local shops including a post office, recreation ground for cricket and football and water sports. Call Paveys to arrange your appointment to view.







57, Manfield Gardens

St. Osyth, CO16 8QB

PAVEYS
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ENTRANCE HALL
UPVC double glazed entrance door to front aspect, fitted carpet, built in storage cupboard housing electric and gas smart meters.

LOUNGE 16'2 x 10'8 (4.93m x 3.25m)
Full height double glazed picture window to front, fitted carpet, coved ceiling, fireplace with surround and hearth, TV point, access to Kitchen, radiator.

KITCHEN DINER 17'1 x 9'3 (5.21m x 2.82m)
Over and under counter units, work tops, inset sink and drainer. Double oven with extractor hood over, space for fridge freezer, space and plumbing for washing machine. UPVC double glazed door and windows to side leading to the carport, vinyl flooring, part tiled walls, radiator.

MASTER BEDROOM 11'3 x 10'10 (3.43m x 3.30m)
UPVC double glazed door and window to rear leading to the rear garden, fitted carpet, radiator.

BEDROOM TWO 10'5 x 8'8 (3.18m x 2.64m)
Double glazed window to rear, fitted carpet, loft access, built in cupboard housing wall mounted Ideal Combi Boiler (not tested by Agent), radiator.

BATHROOM
Suite comprising low level WC, vanity wash hand basin with cupboards below and bath with shower above. Double glazed window to side, vinyl flooring, fully tiled walls, extractor fan, wall mounted mirror, radiator.

OUTSIDE FRONT
Hardstanding frontage for ease of maintenance, generous driveway providing off road parking for several vehicles, double gates providing access to the car port and garage.

OUTSIDE REAR
An enclosed, secluded garden, mainly laid to lawn, retaining panel fencing, large patio area, mature shrub, access to garage.

CAR PORT
Double gates leading to covered car port and access to the garage, lighting.

GARAGE
Up and over door, power and light connected (not tested by Agent), double glazed window to rear, double glazed courtesy door to rear garden.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.