



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



POINT CLEAR ROAD, ST. OSYTH, CO16 8JB

GUIDE PRICE £400,000

**** GUIDE PRICE £400,000 - £425,000 **** Set back from Point Clear Road, this bespoke detached bungalow will be finished and ready to move into shortly. Finished to a high specification including shaker style kitchen with integrated appliances and Quartz worktops, four piece bathroom and en-suite to master bedroom. Externally there is a detached garage with driveway for 2+ vehicles and a generous garden with large patio area. Designed for maximum energy efficiency and low running costs with central heating powered by air source heat pump.

- Three Bedrooms
- Brand New Bungalow
- Garage & Block Paved Driveway
- Generous Garden
- High Spec Kitchen with Quartz Worktop
- EPC TBC
- 10 Year Build Warranty
- Air Source Heat Pump
- Village Location



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN

12'2 x 10'7 (3.71m x 3.23m)



LOUNGE

15'10 x 11'8 (4.83m x 3.56m)



BEDROOM ONE

14'1 into bay x 12'7 (4.29m into bay x 3.84m)



EN-SUITE

8'8 x 3'9 (2.64m x 1.14m)



SHOWER ROOM

8'8 x 6'1 (2.64m x 1.85m)



BEDROOM TWO

12'6 x 11'8 (3.81m x 3.56m)



BEDROOM THREE

10'7 x 9'11 (3.23m x 3.02m)



OUTSIDE

FRONT



REAR



GARAGE

ADDITIONAL INFORMATION

Council Tax Band: TBC

Heating: Underfloor heating powered by air source heat pump

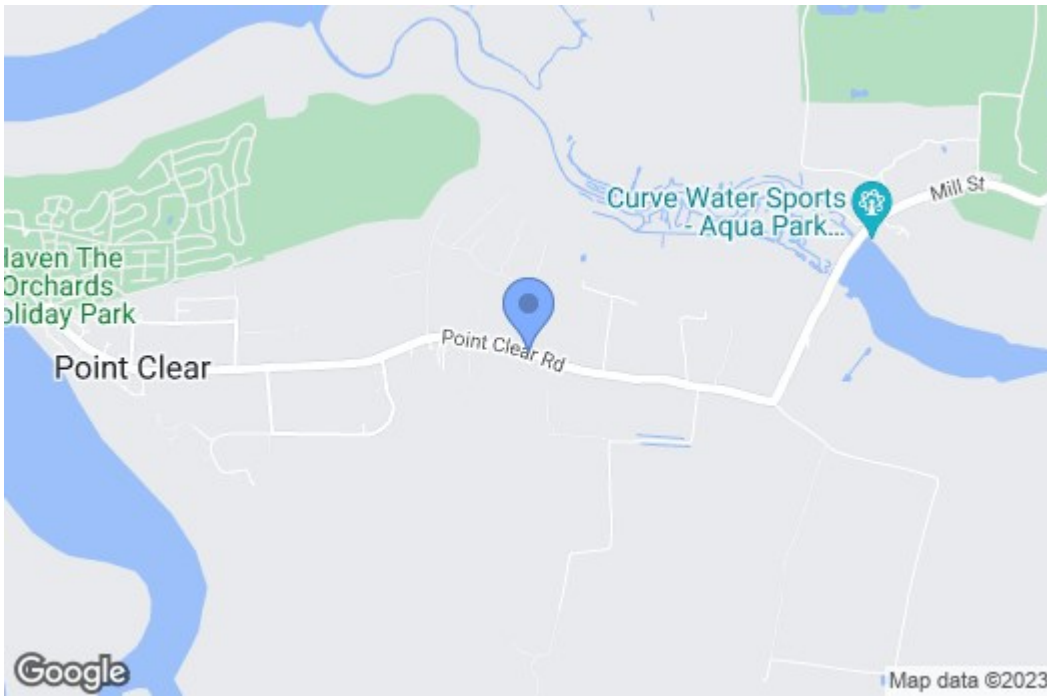
Seller's Position: Vacant

ANTI-MONEY LAUNDERING

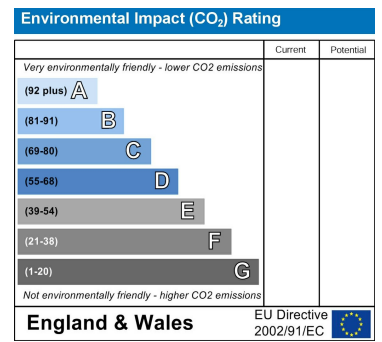
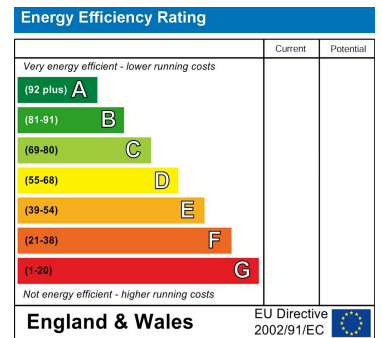
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

Map

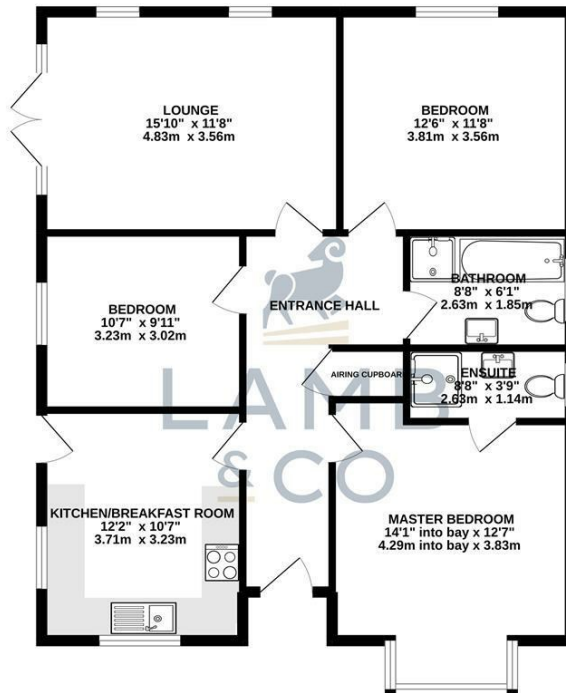


EPC Graphs



Floorplan

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 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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