LAMB & CO

Call us on **01255 422 240**
Inspired by property, driven by passion.

CLACTON ROAD, ST. OSYTH, CO16 8PG

PRICE £129,995

** MORE PHOTOS/INFORMATION TO FOLLOW ** Offered with no onward chain, this one bedroom character cottage situated in the centre of the historic village of St Osyth. All the typical amenities are available within a couple of hundred of yards and the property also benefits from an enclosed rear garden.

- One Bedroom
- No Onward Chain
- Character Cottage
- Ideal Buy to Let
- Refurbishment Required
- EPC E

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

KITCHEN

REAR LOBBY

SHOWER ROOM

FIRST FLOOR

BEDROOM

DRESSING AREA

OUTSIDE

AGENTS NOTE 1
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.
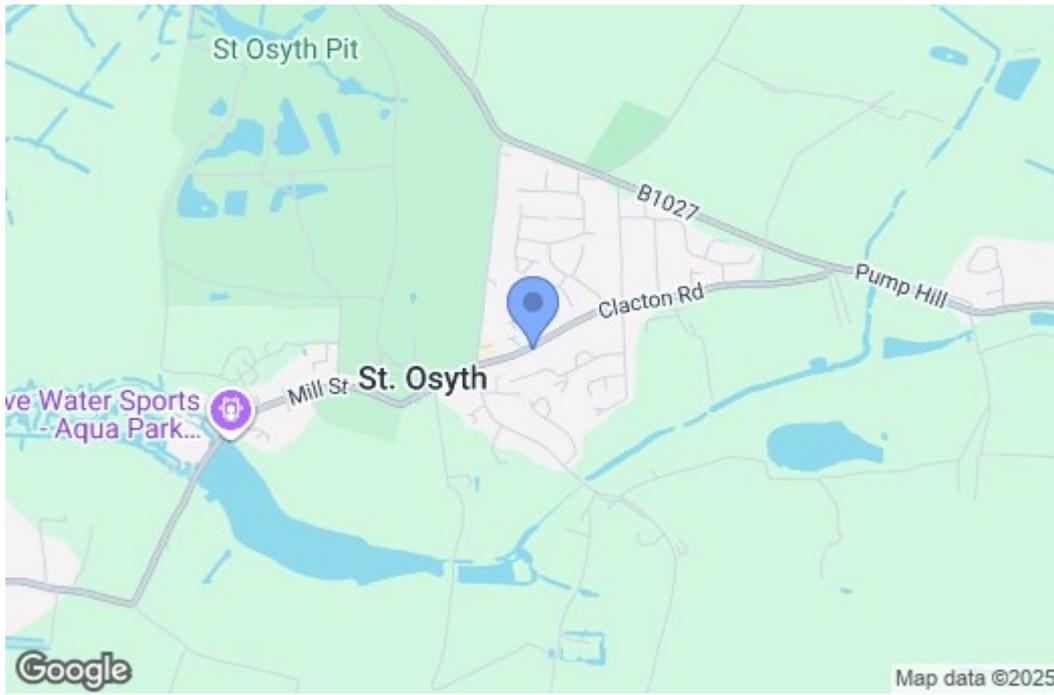
ANTI-MONEY LAUNDERING
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.
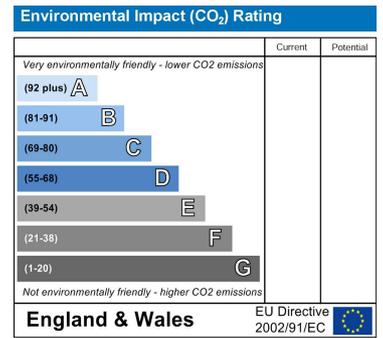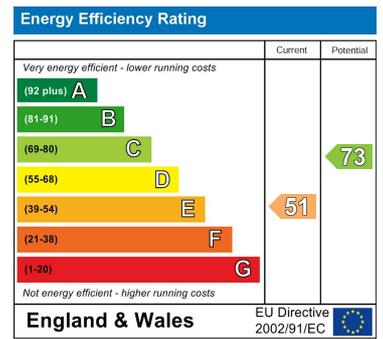
AML
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Map

Map data ©2025

EPC Graphs

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Floorplan

The Property Ombudsman

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