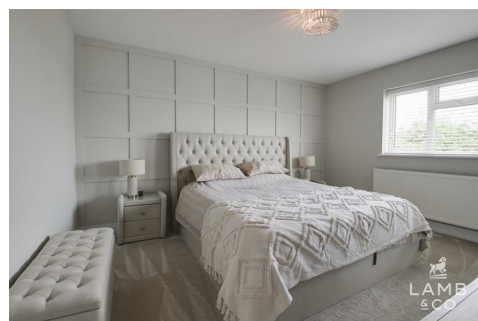




LAMB & CO

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Inspired by **property**, driven by **passion**.



## JAMES GARDENS, ST. OSYTH, CO16 8QD

### GUIDE PRICE £400,000

GUIDE PRICE £400,000 - £425,000. This beautifully presented four/five-bedroom detached house in St. Osyth offers an exceptional blend of modern comfort and classic charm. Set in a desirable location, the property features spacious living areas, including a large, open-plan kitchen and dining room, perfect for family gatherings. The house is tastefully decorated throughout, with high-quality finishes and attention to detail in every room.

- Four/Five Bedrooms
  - St Osyth
  - Cul-De-Sac
- Immaculate Throughout
  - Utility Room
- Garage & Off Road Parking
  - EPC D

## ENTRANCE HALL

## OFFICE/BEDROOM FIVE

9'1"7'5" (2.77m2.26m )

## W.C

7'3" 3'00" (2.21m 0.91m )

## LOUNGE

16'00"11'9" (4.88m3.58m )

## KITCHEN/BREAKFAST ROOM

21'3" 12'1" (6.48m 3.68m )

## UTILITY ROOM

7'00" 4'10" (2.13m 1.47m )

## DINING ROOM

14'2" 8'3" (4.32m 2.51m )

## BEDROOM FOUR

10'9" 6'9" (3.28m 2.06m )

## BEDROOM THREE

10'9" 9'00" (3.28m 2.74m )

## BEDROOM ONE

13'7" 13'5" (4.14m 4.09m )

## BATHROOM

9'8" 5'10" (2.95m 1.78m )

## BEDROOM TWO

16'00" 9'00" (4.88m 2.74m )

## 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.

## Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains electricity, gas, water and drainage

Broadband: Superfast

Mobile Coverage: EE, O2, Vodaphone - Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

Seller's Position: Needs To Find

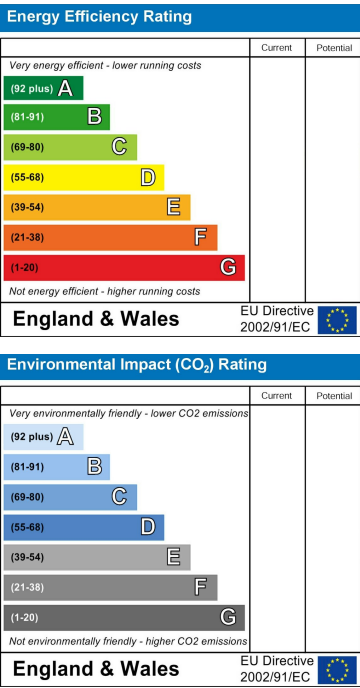
Garden Facing: North



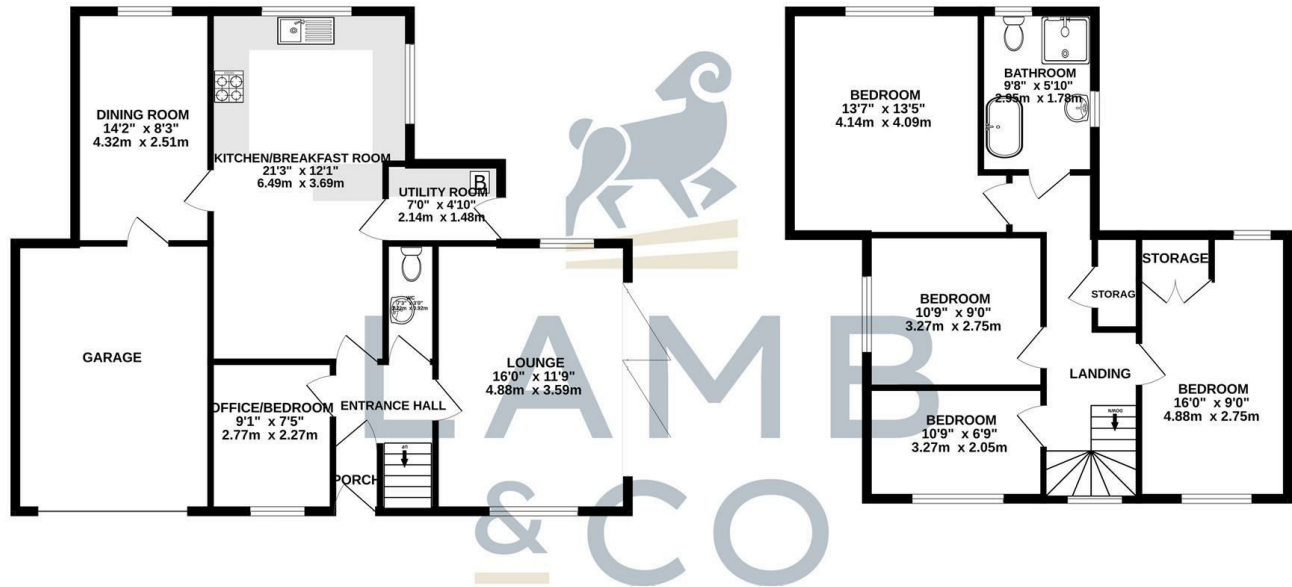
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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