



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 8JU

PRICE £548,000

A unique and imposing family home, tastefully decorated to incorporate warmth with modern style, while maintaining its unique charm. The property boasts three bedrooms to the first floor, and a fourth bedroom with en suite on the ground floor. The open-plan living/dining room leads out to the generous garden, creating the perfect space for entertaining.

- Four Bedrooms
- 0.3 Acre Plot Approx.
- En Suite
- Beautifully Presented
- Utility Room
- Cloakroom
- No Onward Chain
- EPC C
- Driveway Parking

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

CLOAKROOM

8'1 x 3'10 (2.46m x 1.17m)

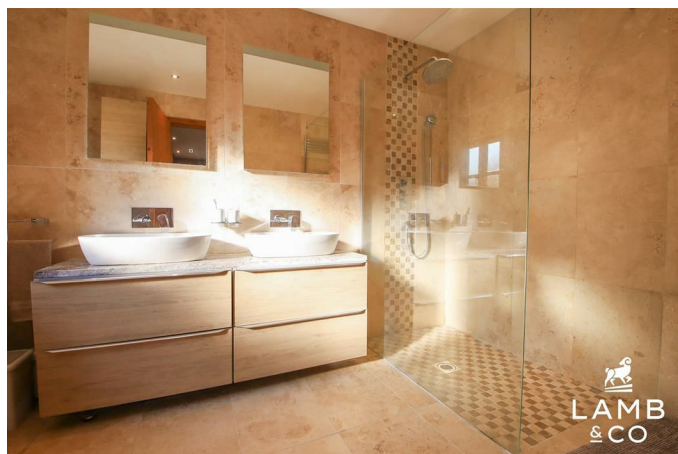
BEDROOM

14'0 x 8'7 (4.27m x 2.62m)



EN SUITE

9'10 x 7'0 (3.00m x 2.13m)



KITCHEN

20'6 x 10'6 (6.25m x 3.20m)



UTILITY ROOM

8'6 x 6'5 (2.59m x 1.96m)



LOUNGE/ DINER

26'2 x 16'4 (7.98m x 4.98m)



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM TWO

16'5 x 12'7 (5.00m x 3.84m)



BEDROOM THREE

17'9 x 8'6 (5.41m x 2.59m)



BEDROOM ONE

18'6 x 16'7 (5.64m x 5.05m)



BATHROOM

8'1 x 6'7 (2.46m x 2.01m)



OUTSIDE



REAR GARDEN



AERIAL VIEW

REAR ASPECT

Additional Information

Council Tax Band: F

Heating:

Seller's Position: will vacate

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

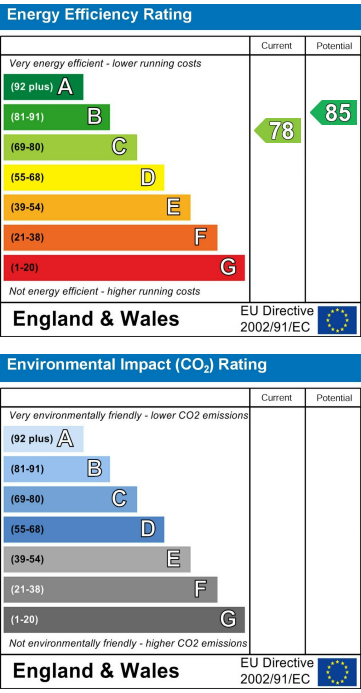
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

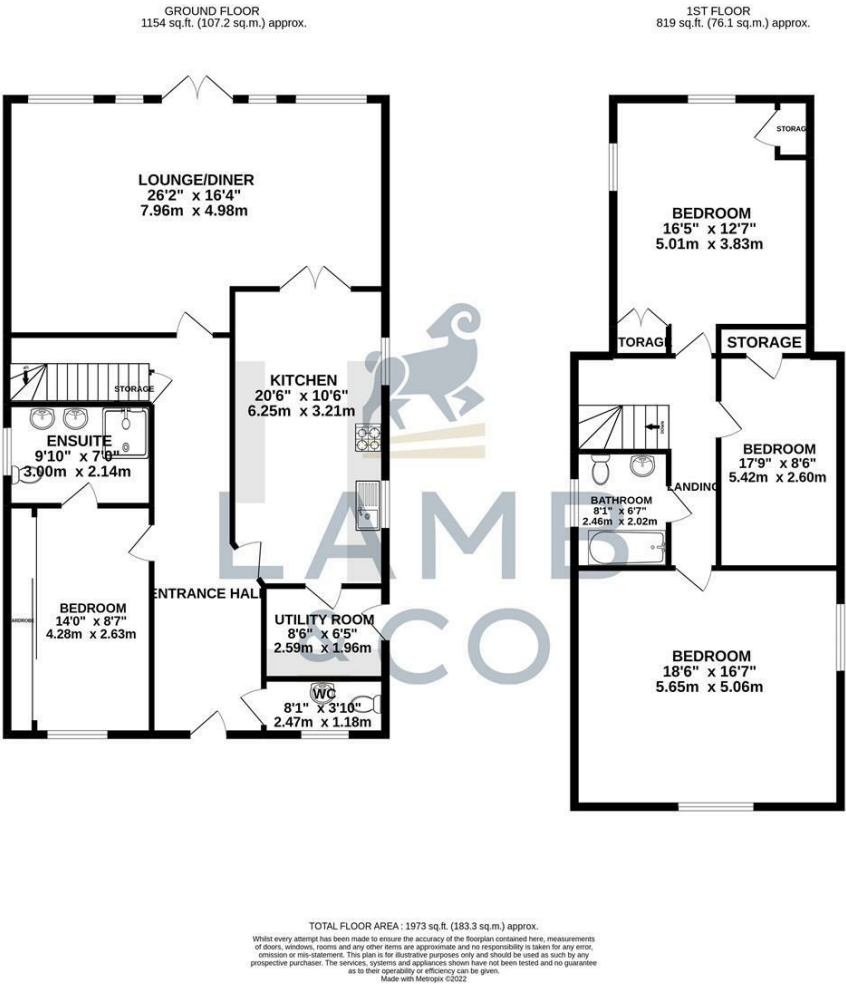
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.