



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



DUMONT AVENUE, ST. OSYTH, CO16 8JP

GUIDE PRICE £550,000

Guide price £550,000-£575,000 A beautifully presented detached chalet located just a short drive from the centre of St Osyth. Deceptively spacious, the property benefits from both ground floor & first floor bedrooms, shower room and conservatory leading to the rear garden which has been fully landscaped with a detached garage and ample parking to the front.

- Three Bedrooms
- Ground Floor Shower Room
- Detached Garage
- Detached
- First Floor W/C
- Ample Parking
- Conservatory
- EPC - TBC
- Village Location



Heading

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH:

HALL:

LOUNGE:

18'0 x 11'7 (5.49m x 3.53m)

BEDROOM:

10'9 x 10'9 (3.28m x 3.28m)

SHOWER ROOM:

7'2 x 6'6 (2.18m x 1.98m)

KITCHEN:

16'11 x 10'11 (5.16m x 3.33m)

CONSERVATORY:

28'5 x 6'10 (8.66m x 2.08m)

LANDING:

BEDROOM:

14'6 x 12'1 (4.42m x 3.68m)

BEDROOM:

14'6 x 10'7 (4.42m x 3.23m)

W/C

5'1 x 2'11 (1.55m x 0.89m)

REAR GARDEN:

OUTSIDE FRONT:

ADDITIONAL INFORMATION

Council Tax Band: D

Heating: Gas central heating

Seller's Position: Yet to find

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any

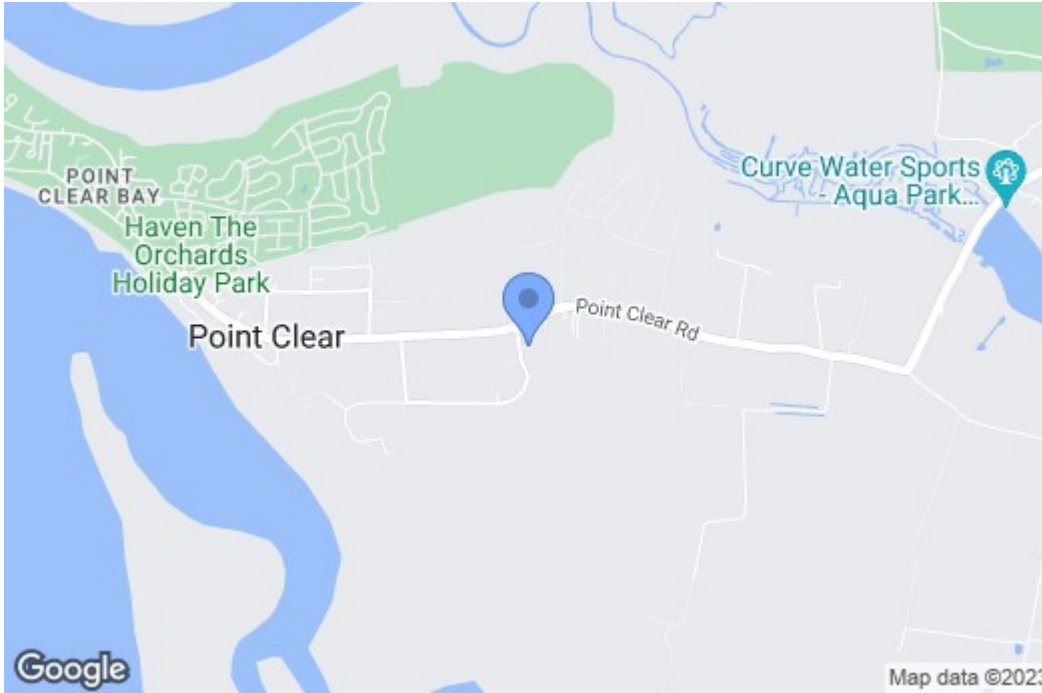
of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.

Map



EPC Graphs

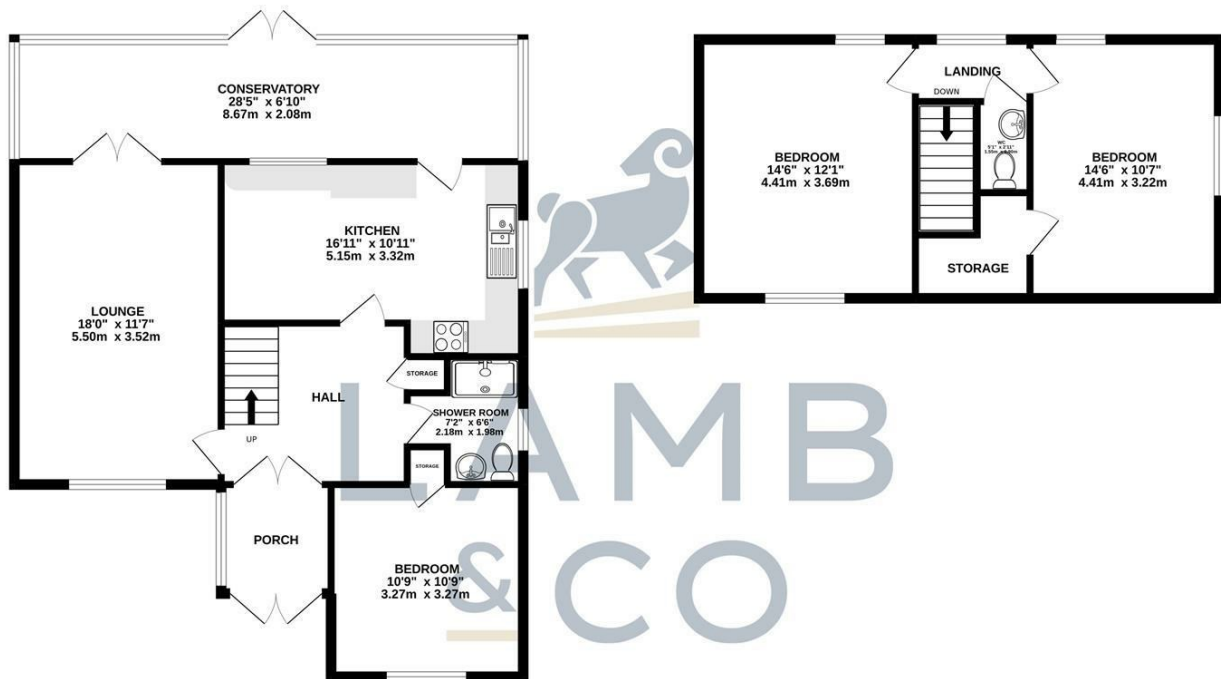
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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