



LAMB & CO

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Inspired by property, driven by passion.



LAMB
& CO



MILL STREET, ST. OSYTH, CO16 8EW OFFERS IN EXCESS OF £200,000

A unique opportunity to acquire this immaculate two bedroom house boat, with its luxury features 'A-FAB' is one not to be missed.

Across two decks, the accommodation consists of a spacious living room equipped with a log burner, as well as a well maintained kitchen with breakfast bar to the upper floor. Whilst the lower floor allows for extra living space with a stylish family room, along with two emperor bedrooms both with ensuites and underfloor heating. Finished off with a sun deck, this is the perfect place to entertain and watch the tide roll in.

- Two Bedrooms
- Log Burner
- Sun Deck
- Spacious Family Room
- Two Ensuite's
- Walk In Wardrobes
- 29' Living Room
- Separate Cloakroom
- Static Houseboat

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY:

KITCHEN:

14'5 x 13'11 (4.39m x 4.24m)

LIVING ROOM:

29'3 x 13'11 (8.92m x 4.24m)

AFT Deck:

FAMILY ROOM:

19'3 x 14'6 (5.87m x 4.42m)

MASTER BEDROOM:

24'3 x 9'9 (7.39m x 2.97m)

ENSUITE:

14'3 x 4'9 (4.34m x 1.45m)

WC

4'10 x 4'10 (1.47m x 1.47m)

GUEST BEDROOM:

19'4 x 14'6 (5.89m x 4.42m)

ENSUITE:

8'7 x 5'7 (2.62m x 1.70m)

UTILITY ROOM:

SUN DECK:

ADDITIONAL INFORMATION

Council Tax Band:

Heating: LPG heating

Seller's Position: No onward chain

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.

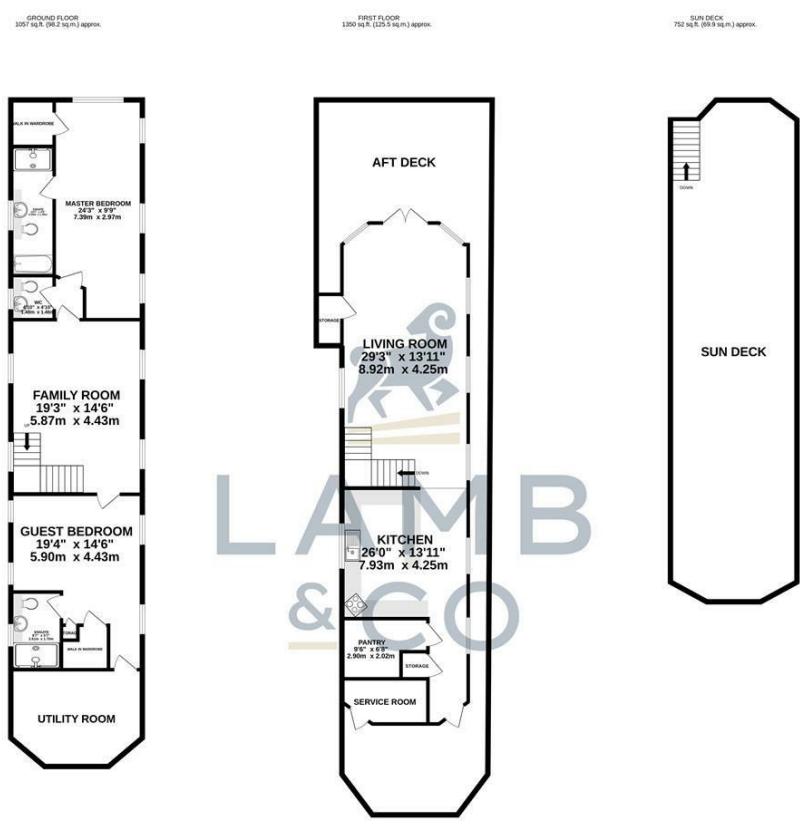
ANTI-MONEY LAUNDERING

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.



Floorplan



TOTAL FLOOR AREA : 3150 sq.ft (293.5 sq.m) approx.
 While 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.