



LAMB & CO

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Inspired by property, driven by passion.



## POINT CLEAR ROAD, ST. OSYTH, CO16 8JL

OFFERS IN EXCESS OF £550,000

Positioned on an impressive 0.7 acre plot in the coastal village of Point Clear, this beautifully presented bungalow boasts spacious reception rooms and tasteful decor. The family room overlooks the generous garden and leads to the pristine kitchen, offering the perfect space for entertaining. The property is set back from the road, providing a sizeable driveway with ample parking leading to the detached double garage. Sold with no onward chain.

- Three Bedrooms
- Off-Road Parking & Garage
- No Onward Chain
- Two Reception Rooms
- 0.7 Acre Plot
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALLWAY



## LOUNGE

23'10 x 14'6 (7.26m x 4.42m)



## FAMILY ROOM/DINING AREA

25'4 x 12'4 (7.72m x 3.76m)



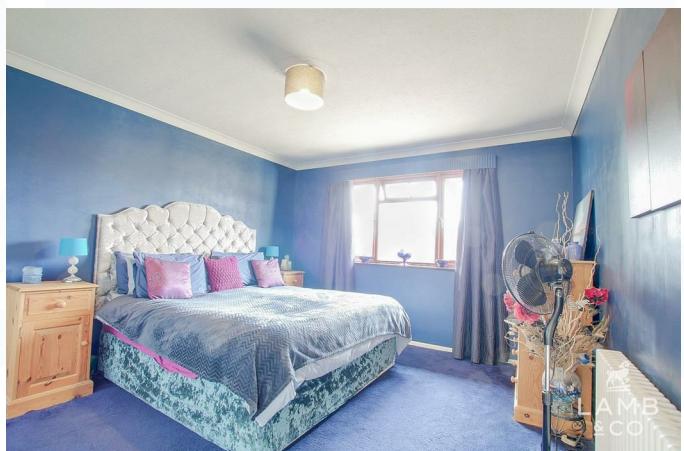
## KITCHEN

14'9 x 13'6 (4.50m x 4.11m)



## BEDROOM ONE

12'11 x 11'11 (3.94m x 3.63m)



## BEDROOM THREE

12'8 x 7'7 (3.86m x 2.31m)



## OUTSIDE

### OUTSIDE REAR



## BATHROOM

9'7 x 5'3 (2.92m x 1.60m)



## BEDROOM TWO

13'9 x 12'9 (4.19m x 3.89m)



## GARAGE

27'3 x 16'3 (8.31m x 4.95m)

### 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 Information Clacton

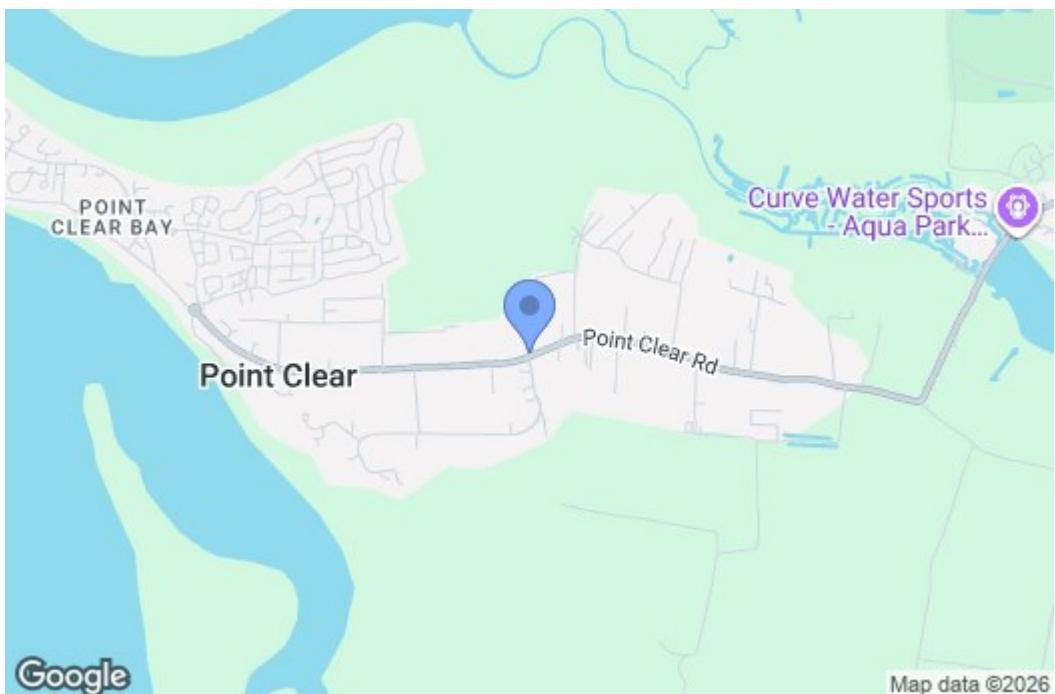
Council Tax Band: E

Heating: Gas

Seller's Position: No onward chain

Garden Facing: North

## Map

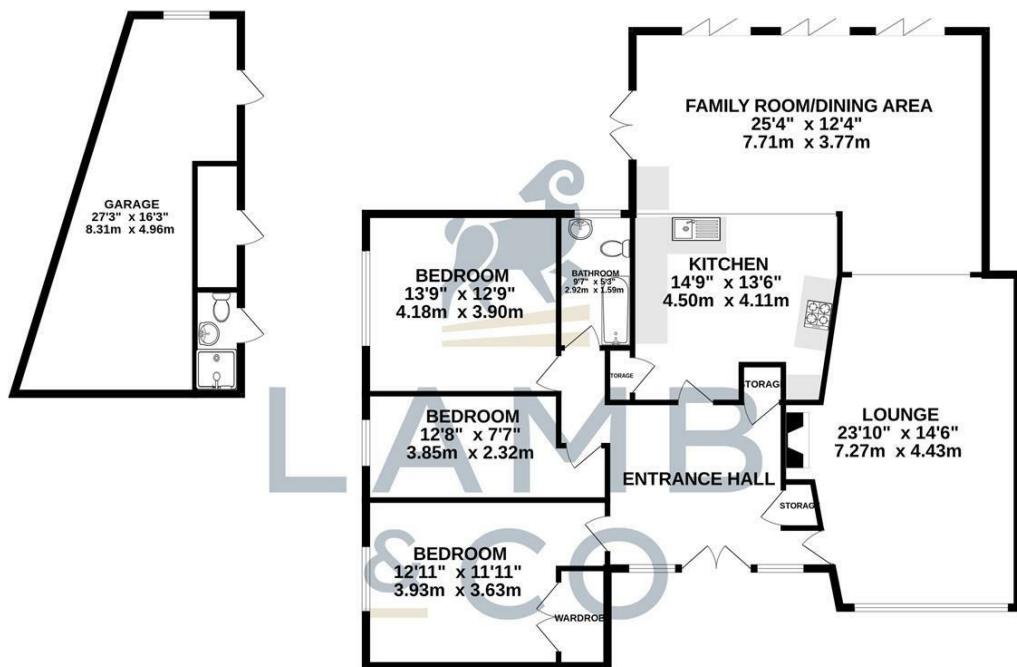


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.