



James Gardens St. Osyth, CO16 8QD

Located in the Historic Essex Village of St. Osyth is this impressively renovated TWO BEDROOM-SEMI DETACHED BUNGALOW. Offering immaculate decoration throughout, the bungalow offers the opportunity for a 'Move In Ready' home which boasts spacious accommodation. Clacton's town centre, sea front and mainline railway station are located

- Two Bedrooms
- 16'3 x 11'4 Lounge
- Modern Fitted Kitchen
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- 34' Rear Garden
- Garage & Off Road Parking
- No Onward Chain
- EPC Rating C & Council Tax C



Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Doubled glazed composite entrance door to:

ENTRANCE HALLWAY

Built in double cloak cupboard. radiator. Wood effect flooring.
Loft access. Doors to:



LOUNGE

16'3 x 11'4 max

Wall mounted modern living flame effect electric fireplace.
Radiator. Double glazed window to front.



KITCHEN

8'10 x 8'6

Fitted with modern kitchen suite comprises: Light grey gloss frontage units. Solid wood panel work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer composite sink unit with mixer tap. Integrated fridge freezer. Integrated washing machine. Integrated slim line dishwasher. Insert four ring induction hob with concealed extractor hood above with under counter electric oven. (all appliances not tested). Tile splash backs. Wood effect flooring. Radiator. Double window and door leading to Rear Garden.



BEDROOM ONE

11'11 x 11'4

Radiator. Double glazed double doors with matching side picture windows opening onto rear patio and garden area.



BEDROOM TWO

9'7 x 8'6

Radiator. Double glazed window to front.



SHOWER ROOM

Fitted with a modern white suite comprises: Walk in double shower cubical with wall mounted electric shower and rainfall shower attachment. Vanity wash hand basin with cupboards below. Low level W.C. Matte black heated towel rail. Wood effect flooring. Double glazed window to side.



OUTSIDE- FRONT

Front garden is laid to lawn with single boarder with array of shrubs. part enclosed by stable star fencing. Hard standing providing off street parking leading to detached garage with electric up and over door power light connected. Giving access to:



OUTSIDE - REAR

Decorative stone paved patio area with remainder laid to lawn. Queen house. Enclosed by panel fencing. Personal door to detached garage.



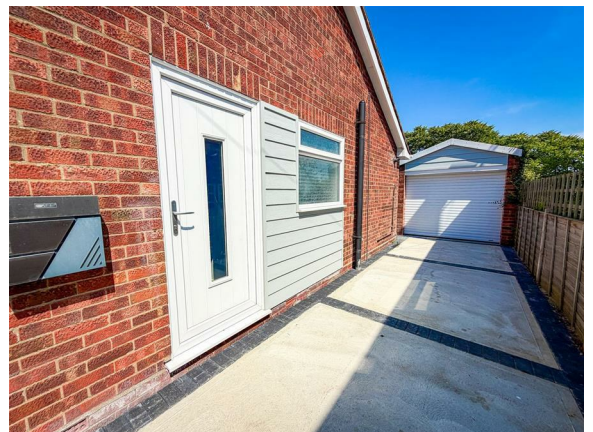
ALTERNATE VIEW OF GARDEN



DETACHED GARAGE

16'8 x 8'3

Electric up and over door to front. With double glazed side pedestrian access door. Double glazed window to rear.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £2043.80 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE 26/06

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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