



## James Gardens St. Osyth, CO16 8QD

Offered with NO ONWARD CHAIN, this THREE BEDROOM DETACHED HOUSE is ideally situated in the highly sought-after historic village of St. Osyth. The property features Two Reception Rooms, a Ground Floor W.C, Gas Central Heating and Double Glazed Windows. It has been maintained in clean and tidy decorative order, providing a comfortable living space while offering excellent potential for new owners to personalise and make their own. Conveniently located, local shops and amenities are within approximately half a mile in the village, while Clacton-on-Sea's town centre, seafront, and mainline railway station are just around five miles away. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

- Three Bedrooms
- 16' x 11'10 max. Lounge
- 8'10 x 7'3 Dining Room
- 10'9 Fitted Kitchen
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Approx 32' Rear Garden
- No Onward Chain
- EPC Rating TBC & Council Tax C



**Price £260,000 Freehold**

Part glazed leaded light effect wooden entrance door to Entrance Porch.

### ENTRANCE PORCH

Further multi panel glazed wooden door to Entrance Hallway.



### ENTRANCE HALLWAY

Stair flight to first floor. Double doors to Dining Room. Further Doors to:



### GROUND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Wash hand basin. Dado rail. Wood effect flooring. Double glazed window to side.



## DINING ROOM

8'10 x 7'3

Radiator. Picture rail. Double glazed window to front.



## LOUNGE

16' x 11'10 nar 9'

Feature brick fireplace with inset electric fire (not tested). Built in under stairs storage cupboard. Radiator. Double glazed sliding patio doors to rear garden.



## FITTED KITCHEN

10'9 x 6'8

Fitted with a range of wood effect panel fronted units. Comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Cooker space with fitted extractor hood above (not tested). Space and plumbing for washing machine. Under counter fridge and freezer spaces. Tiled splash backs. Wood effect flooring. Wall mounted gas combination boiler serving hot water and central heating system (not tested). Wall mounted electric heater (not tested). Double glazed window to front. Double glazed door to side.



## FIRST FLOOR LANDING

Loft access. Double glazed window to side. Doors to:



## BEDROOM ONE

14'2 x 9'

Two built in double wardrobes. Radiator. Two leaded light effect double glazed windows to rear with views across gardens and road to rural fields beyond.



## VIEWS FROM BEDROOM ONE



## BEDROOM TWO

10'8 x 8'10

Fitted vanity sink unit with cupboards below. Radiator. Double glazed windows to front and side.



## BEDROOM THREE

10'8 x 6'9

Radiator. Double glazed window to front.



## BATHROOM

5'10 x 5'5

Fitted with a three piece white suite. Comprises panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



## OUTSIDE - FRONT

The property benefits a lawned front garden with shingled border. Hard standing area providing off street parking leading to car port which further leads onto Garage with up and over door. Gate gives side pedestrian access to outside rear.



## GARAGE

15'2 x 8'3

Power and light connected. Single glazed window and personal access door from rear garden.



## OUTSIDE - REAR

Approx 32' rear garden. Mainly laid to lawn with flower and shrub borders. Paved patio area. Greenhouse. Enclosed by panel fencing. Personal door to garage.



## 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): Ys (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.

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## JE 0426

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](http://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

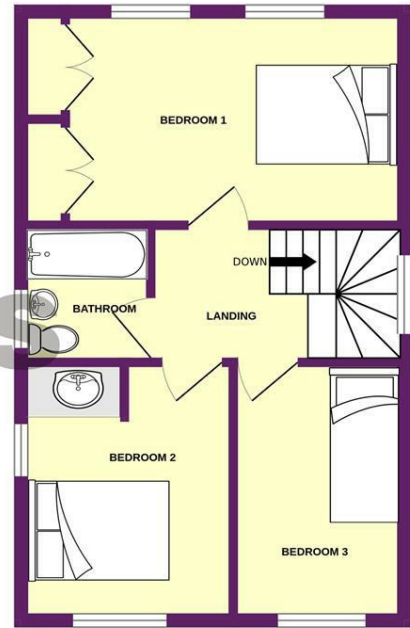


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GROUND FLOOR



1ST 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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## Selling properties... not promises

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