



## Clacton Road St. Osyth, CO16 8PF

Located in this established non-estate position in the sought after Historic village of St. Osyth, is this TWO DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW. The property is conveniently situated approximately three and a half miles from Clacton's town centre, sea front and mainline railway station with Colchester City Centre around ten miles away. Offering a 67' Rear garden and spacious frontage, an early viewing is strongly advised.

- Two Double Bedrooms
- 16'1 x 12'6 Lounge
- 10'10 Fitted Kitchen
- 23' x 7'5 max Dining/Studio Room
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- Approx 67' Rear Garden
- EPC Rating D & Council Tax C



**Price £250,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed composite entrance door to:

#### ENTRANCE HALLWAY

Radiator. Loft access. Doors to:



#### BEDROOM ONE

12'7 x 12'6

Radiator. Double glazed window to rear.



#### BEDROOM TWO

11' x 9'

Radiator. Double glazed window to front.



## SHOWER ROOM

Fitted with a modern three piece white suite comprising a double shower cubicle with wall mounted shower (not tested). Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



## LOUNGE

16' 1 x 12'6 max

Feature fireplace with inset electric fire (not tested). Radiator. Double glazed feature window to front.



## KITCHEN

10'10 x 9'1 narrowing to 6'11

Fitted with a range of crème gloss laminate fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Integrated under counter fridge. Tall larder cupboard. Fully tiled walls. Tiled flooring. Wall mounted gas combination boiler serving hot water and central heating systems. Built in airing cupboard. Additional built in storage cupboard. Double glazed window to rear. Double glazed door to rear garden. Door way to:



## STUDIO/DINING ROOM

23' max x 7'5 max

Wood effect flooring. Double glazed windows to front and side. Double glazed French style doors opening onto rear garden.





## OUTSIDE FRONT

Front garden is mainly laid to lawn with shingled border. Block paved driveway providing off street parking for numerous vehicles. Gate giving side pedestrian access to outside rear garden.

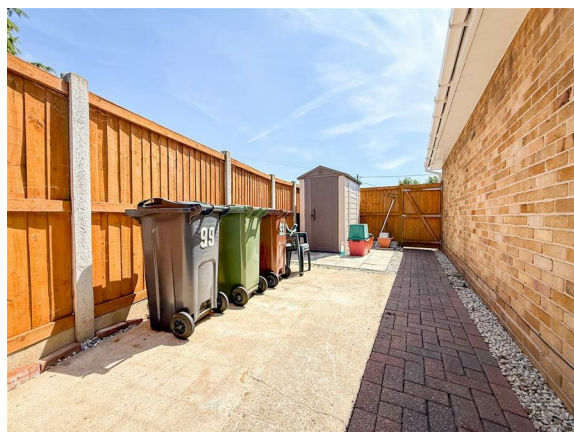


## OUTSIDE SIDE AND REAR GARDENS

Garden is mainly laid to lawn with shingled borders. Enclosed by panelled fencing. Paved patio area. Side paved area with space for storage shed.



## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Council Tax Band:

Any Additional Property Charges:

Services Connected: (Gas): (Electricity): (Water): (Sewerage Type):  
(Telephone & Broadband):

Non-Standard Property Features To Note:

## JE 07/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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