



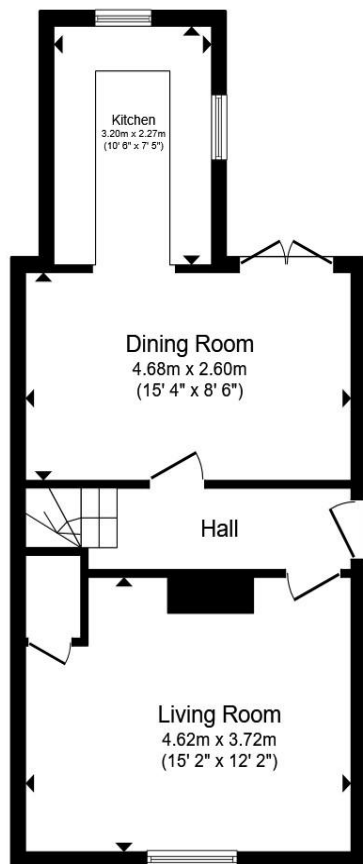
James Gardens, St. Osyth Clacton-On-Sea CO16 8QD

welcome to

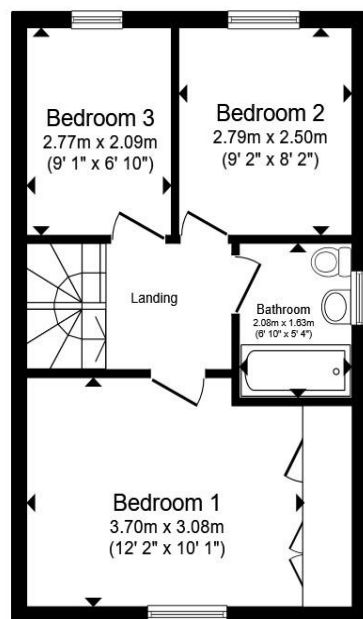
James Gardens, St. Osyth Clacton-On-Sea

Situated within a quiet cul-de-sac in the sought-after village of St Osyth, this attractive three bedroom semi-detached home offers well-presented and spacious accommodation, making it an ideal purchase for families, first-time buyers, or those looking to enjoy village life. **CALL TODAY!**

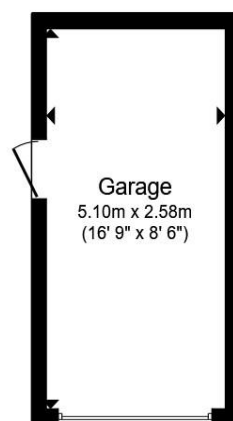




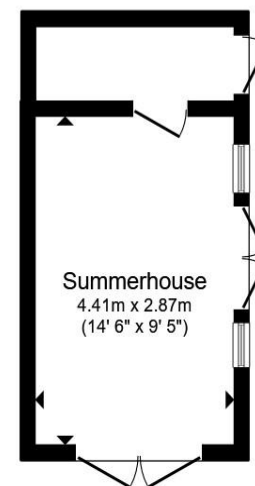
Ground Floor



First Floor



Outbuilding



Entrance Hall

Living Room

15' 2" x 12' 2" (4.62m x 3.71m)

Dining Room

15' 4" x 8' 6" (4.67m x 2.59m)

Kitchen

10' 6" x 7' 5" (3.20m x 2.26m)

Landing

Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

Bedroom Two

9' 2" x 8' 2" (2.79m x 2.49m)

Bedroom Three

9' 1" x 6' 10" (2.77m x 2.08m)

Bathroom

Summer House

14' 6" x 9' 5" (4.42m x 2.87m)

Garage

16' 9" x 8' 6" (5.11m x 2.59m)

Outside

Total floor area 109.6 m² (1,180 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

James Gardens, St. Osyth Clacton-On-Sea

- Three Bedroom Semi-Detached House
- Sought-After Village Location in St Osyth
- Quiet Cul-de-Sac Position
- Modern Fitted Kitchen
- Garage and Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS311019



Property Ref:
CTS311019 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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