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FOUR BEDROOM DETACHED HOUSE

TWO RECEPTION ROOMS

DOWNSTAIRS WC

DOUBLE GLAZED / OFF ROAD PARKING

OFF ROAD PARKING AND GARAGE

EPC RATING C - COUNCIL TAX BAND - C



Oakmead Road
Point Clear, CO16 8NW

£450,000

Bonds of Essex are pleased to offer for sale this Four bedroom detached house is situated in popular Point Clear which is a suburb of the historic village of St Osyth with its renowned Priory. The property benefits from 19'5" x 12'11" Living room, dining room, 13'1" good sized fitted kitchen, Four double bedrooms one with ensuite, ground floor cloakroom, double garage and fully enclosed rear garden. The property boasts no onward chain and in the valuer's opinion the property is located within quiet, family friendly street and is within a short walk of the seafront. OFFERED WITH NO ONWARD CHAIN

Entrance Porch

Leading to :

Entrance Hall

UPVC entrance door with double glazed side windows. Laminate flooring, radiator, Stairs leading to first floor. Doors to :

Living Room 19' 5" x 12' 11" (5.91m x 3.93m)

Double glazed fence doors with side windows overlooking the garden. Two radiators, laminate flooring.

Dining Room 13' 1" x 10' 11" (3.98m x 3.32m)

Double glazed window to rear, laminate flooring, radiator, French doors leading to the living room.

Kitchen/Breakfast Room

Double glazed window to front, double glazed door to the side. Fitted kitchen comprising oak effect fronted floor and wall units with display and corner units. Work top over. Butler style sink with mixer taps. Tiled splash backs. Space for gas range cooker. Space for appliances. Radiator.

Cloakroom 5' 9" x 4' 11" (1.75m x 1.50m)

Double glazed window to side. White suite comprising of low level W.C. pedestal wash hand basin. Radiator, tiled walls and floor.

Garage 18' 10" x 12' 9" (5.74m x 3.88m)

Single up and over door. Power and light connected. Wall mounted gas central heating boiler (not tested) Courtesy door to the house.

First Floor Landing

Doors to :

Master bedroom 16' 7" x 13' 0" (5.05m x 3.96m)

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to rear. White three piece suite comprising of panelled bath, low level W.C. pedestal wash hand basin. Tiled walls and floor, radiator.

Bedroom 2 13' 0" x 12' 5" (3.96m x 3.78m)

Double glazed window to front, radiator.

En-suite shower

Double glazed window to front. Shower cubicle, low level W.C. pedestal wash hand basin. Tiled walls and floor.

Bedroom 3 11' 3" x 10' 9" (3.43m x 3.27m)

Double glazed window to front. Radiator.

Bedroom 4 11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed window to side, radiator. Access to loft space.

Outside

To the front of the property is area for parking and access to the garage. Side access to the rear garden. The enclosed rear garden is mainly lawn with mature trees.



MONEY LAUNDERING REGULATIONS 2003

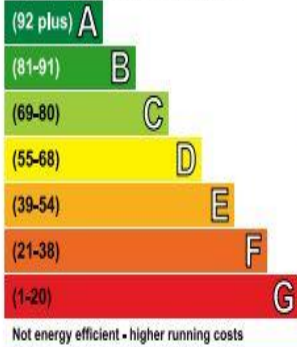
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
69	84

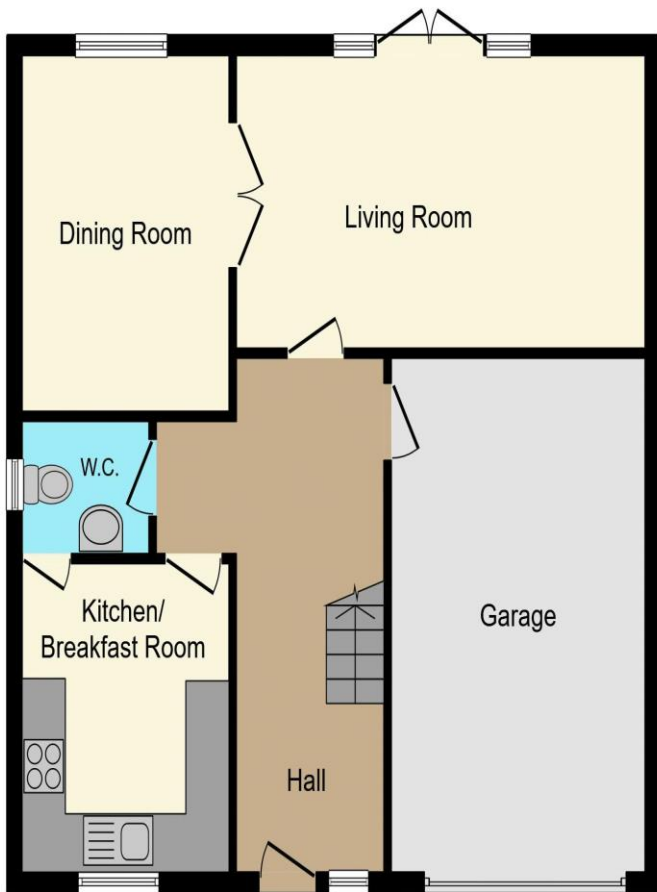
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

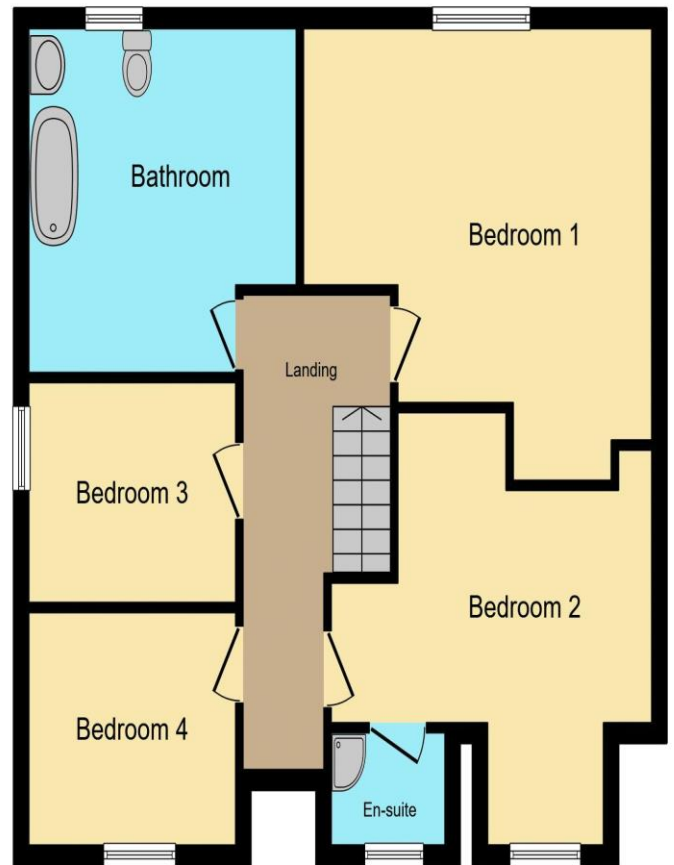
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



Ground Floor

Floor area 72.6 sq.m. (781 sq.ft.) approx



First Floor

Floor area 70.0 sq.m. (753 sq.ft.) approx

Total floor area 142.5 sq.m. (1,534 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.