



15, Windermere Road

Holland on Sea, CO15 5BZ

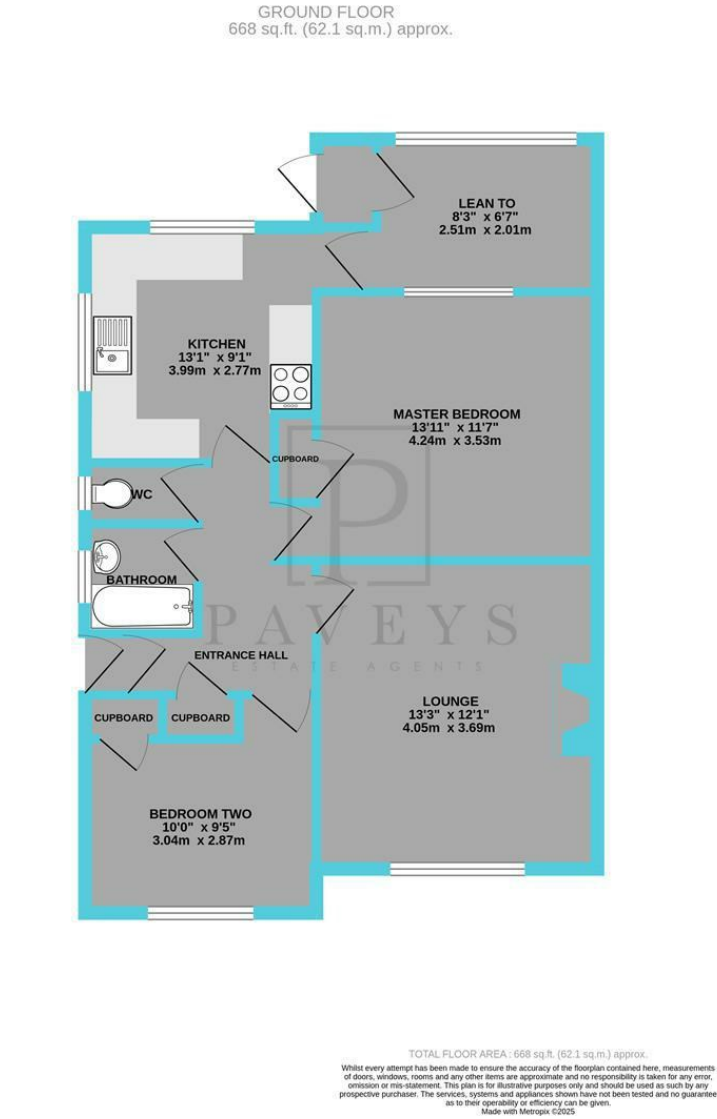
Guide price £200,000 Freehold

NO ONWARD CHAIN, GUIDE PRICE £200,000-£210,000.

This SEMI DETACHED BUNGALOW with SOUTH WESTERLY FACING GARDEN is positioned in the popular coastal town of Holland on Sea and is to be sold with NO ONWARD CHAIN. The property is in need of some modernisation and TLC which offers the purchaser an opportunity to put their own stamp on things. Key features include a lounge, bright and sunny kitchen diner, two double bedrooms, bathroom, multi purpose lean to and detached garage which is located at the far end of the garden. The property is situated in a quiet tree lined road and is a short distance from the shops, supermarkets, restaurants and pubs on the Frinton Road. Holland's pretty seafront and gorgeous beach is a short distance away. Call Paveys to arrange your appointment to view! WE HAVE KEYS!!!!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ENTRANCE PORCH

Double glazed entrance door to side aspect, glazed door to Entrance Hall.

ENTRANCE HALL

Fitted carpet, picture rail, loft access, built in cupboard, radiator.

LOUNGE 13'3 x 12'1 (4.04m x 3.68m)

Double glazed window to front, fitted carpet, picture rail, fireplace with surround and hearth, TV point, radiator.

KITCHEN DINER 13'1 x 9'1 (3.99m x 2.77m)

Over and under counter units, worktops, inset stainless steel sink and drainer with mixer tap. Space for cooker, space and plumbing for washing machine. Double glazed windows to rear and side aspects, glazed door to Lean fitted carpet, radiator.

LEAN TO 8'3 x 6'7 (2.51m x 2.01m)

Double glazed window to rear overlooking the garden, fitted carpet, glazed roof, glazed door to lobby with further glazed door to garden, radiator.

MASTER BEDROOM 13'11 x 11'7 (4.24m x 3.53m)

Double glazed window to rear overlooking the garden, fitted carpet, built in cupboard, radiator.

BEDROOM TWO 10' x 9'5 (3.05m x 2.87m)

Double glazed windows to front and side aspects, fitted carpet, built in cupboard, radiator.

BATHROOM

Suite comprising vanity wash hand basin and bath. Double glazed window to side, fitted carpet, fully tiled walls, radiator.

CLOAKROOM

Double glazed window to side, low level WC, fitted carpet, fully tiled walls, radiator.

OUTSIDE FRONT

Laid to lawn with established shrub borders, pathway to entrance door, gated access to rear.

OUTSIDE REAR

Good sized garden with garage at the far end, gated access to front.

GARAGE & STORAGE ROOM

Located to the rear of the property, up and over door.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.